

PLANNING COMMITTEE

Minutes of the meeting held on 19 March 2014 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Jack Cohen (Chairman); Councillors Campbell (Vice-Chairman), Alexandrou, Binks, Edwards, Fenner, Gibson, Hayton, King, Kirby, Matterface, Sullivan, S Tomlinson, Wright and E Green (*substitute for Councillor Everitt*)

302. APOLOGIES FOR ABSENCE

An apology was received from Councillor Everitt, for whom Councillor E Green was present as substitute.

303. DECLARATIONS OF INTEREST

Councillor Matterface declared a significant interest in Agenda Item 4d – A04, Planning application in relation to Car Park, Vere Road, Broadstairs (Minute no. 305d refers).

Councillor E Green declared a significant interest in Agenda Item 4k - A11, Planning application in relation to Redundant Railway Tunnels, Marina Esplanade, Ramsgate (Minute no. 305j refers).

304. MINUTES OF PREVIOUS MEETING

On the proposal of the Chairman, seconded by the Vice-Chairman, the minutes of the meeting of the Planning Committee held on 19 February 2014 were approved and signed by the Chairman.

305. SCHEDULE OF PLANNING APPLICATIONS

(a) A01 GARAGES REAR OF 5 AND 7 ST MARY'S ROAD, MINSTER, RAMSGATE - F/TH/14/0103

PROPOSAL: Erection of 3No. single storey dwellings together with associated car parking.

Craig George, Housing Services Manager, Thanet District Council, spoke in favour of the application

Mr William Taylor spoke, raising points of concern

Councillor Grove spoke under Council Procedure Rule 24.1

It was proposed by the Chairman, seconded by the Vice-Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1900 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2. The proposed development shall be carried out in accordance with the submitted application as shown by the drawing numbered 13/102/MG/PL01 Revision D, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

3. The area shown on drawing number 13/102/MG/PL01 Revision D, received on 10th March 2014 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

4. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on drawing number 13/102/MG/PL01 Revision D, received on 10th March 2014, shall be provided and thereafter maintained.

GROUND:

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan.

5. Prior to the commencement of the development hereby permitted, details of a residential sprinkler system for each dwelling shall be submitted to and approved in writing by the local planning authority. The sprinkler system, as agreed, shall be installed and fully operational prior to the first occupation of each dwelling.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers, in accordance with Thanet Local Plan Policy D1.

6. Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

7. No further alterations to the building, whether approved by Classes A, B, or C of Part One of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interest of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

8. Prior to the commencement of the development hereby approved, details of the decommissioning or relocation of the street lighting columns within the site shall be submitted to and approved in writing by the Local Planning Authority. The

decommissioning or relocation of the street lighting columns shall be carried out concurrently with the development, in accordance with the approved details.

GROUND:

In The interests of highway safety.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk."

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

(b) **A02 GARAGE BLOCK BETWEEN 108 AND 110 CLEMENTS ROAD, RAMSGATE F/TH/14/0099**

PROPOSAL: Erection of 1No. two storey attached dwelling. 1No. single storey attached dwelling, and 1No. detached single storey dwelling to rear, with associated off-street parking, following demolition of existing garage block.

Mr T R Cook spoke, raising points of concern
Councillor Dark spoke under Council Procedure Rule 24.1

It was proposed by the Chairman and seconded by the Vice-Chairman:

"THAT the officer's recommendation be adopted, namely

'That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered 022/LOT1/001A, 022/LOT1/002A and 022/LOT1/003A, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

3. The area shown on the drawing number 022/LOT1/002A, received on 10th March 2014 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

4. Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

5. Prior to the commencement of the development hereby approved, details of the decommissioning or relocation of the street lighting columns within the site shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning or relocation of the street lighting columns shall be carried out concurrently with the development, in accordance with the approved details.

GROUND:

In the interests of highway safety.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

The motion was debated, following which it was put to the vote and declared CARRIED.

(c) **A03-GARAGE BLOCK BETWEEN 108 AND 110 CLEMENTS ROAD
RAMSGATE - F/TH/14/0094**

PROPOSAL: Erection of 1No. two storey attached dwelling and 1No. single storey attached dwelling.

Mr T R Cook spoke to raise points of concern
Councillor Dark spoke under Council Procedure Rule 24.1

It was proposed by the Chairman and seconded by the Vice-Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and compulsory Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered 022/LOT1/004A, 022/LOT1/005A and 022/LOT1/006A, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

3. The area shown on drawing number 022/LOT1/005A, received on 10th March 2014 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

4. Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

5. Prior to the commencement of the development hereby approved, details of the decommissioning or relocation of the street lighting columns within the site shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning or relocation of the street lighting columns shall be carried out concurrently with the development, in accordance with the approved details.

GROUND:

In the interest of highway safety.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

The motion was debated, following which, upon being put to the vote, it was declared CARRIED.

(d) **A04 CAR PARK, VERE ROAD, BROADSTAIRS - F/TH/13/1035**

PROPOSAL: Variation of condition 7 attached to planning permission F/TH/10/1085 to remove pedestrian access during construction.

(Councillor Matterface left the Chamber for the duration of this item)

Mr Chris Morrissey, Mrs Yvonne Gardner and Mrs Camille Sutton spoke, raising points of concern.

It was proposed by the Chairman and seconded by the Vice-Chairman that the officer's recommendation be adopted, namely:

"THAT the application be APPROVED subject to the following conditions:

- 1 The development hereby approved shall be constructed in the following materials are approved in letter dated 29th April 2013:

Bricks – Wienerberger Tabasco Multi Red for units 3,4,7,8,13 & 14, Wienerberger Olde Alton Yellow Multi units 1,2,5,6,9,10,11 & 12

Weatherboarding – Marley Eternit Cedral, Sand yellow (C08) for unit 11, Lavender Blue (C12) for units 5,9,12 & 14, Lilac blue (C13) for units 1,2,4 & 7

Render – Render through colour Light Ivory (RAL 1025) for units 3,6,8,10 & 13

Roofing – Redland Rosemary red plain tiles for units 3,7,8,11,13 & 14, Blue/black Spanish slate for units 1,2,4,5,6,9,10,& 12.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 2 The vehicle parking spaces and garages, including car parking spaces for the dwellings, hereby approved, public car parking spaces and coach parking spaces, shown on the submitted plan, shall be operational prior to the first use of the site and thereafter maintained for that purpose.

GROUND:

To ensure that sufficient parking provision is made for the development, in accordance with Thanet Local Plan policies TR10 and TR16.

- 3 The turning facilities, shown on the submitted plan, shall be operational prior to the first use of the site and thereafter maintained for that purpose.

GROUND:

In the interests of highway safety.

- 4 Prior to the first occupation of any of the residential units, hereby approved, the:

- (a) footways and/or footpaths, with the exception of the wearing course;
- (b) carriageways, with the exception of the wearing course, but including turning facilities, highway drainage, visibility splays, street lighting, street name plates and highway structures (if any)

shall be operational.

GROUND:

In the interests of highway safety.

- 5 Parking facilities for construction workers and temporary arrangements for car parking shall be provided, in accordance with drawing titled Annex 1 submitted on 25th March 2013.

GROUND:

In the interests of highway safety and to ensure the proper development of the site without prejudice to the amenities of the public.

- 6 A safe route for pedestrians between the footpath to the east of the site and Vere Road shall be provided and maintained free of obstruction subsequent to completion of the development.

GROUND:

To ensure the protection of this public amenity.

- 7 The development shall be carried out concurrently with the provisions made in the Archaeological Evaluation Report (Ref 76970.01) submitted on 25th March 2013.

GROUND:

To ensure that the archaeological history of the site is recorded in accordance with Policies HE11 and HE12 of the Thanet Local Plan and the National Planning Policy Framework.

- 8 The proposed means of surface water drainage shall be carried out in accordance with details in drawing no.613843/sk02 submitted 25th March 2013.

GROUND:

To reduce any impact of flooding and to prevent pollution in accordance with the National Planning Policy Framework.

- 9 All hard and soft landscape works shall be carried out in accordance with the approved landscaping details shown in drawing 022A submitted on 19th February 2014. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policy D1 of the Thanet Local Plan.

- 10 The development hereby approved shall be carried out in accordance with the submitted plans as amended by revised drawings numbered 1464-01-1, 02-1, 03-1, 04-1, 05-1, 07-1, 08-1 received 19 January 2011 and 1464-06-1 received 1 March 2011 and 1464-10-0 received 14 March 2011.

GROUND:

To secure the proper development of the area.

- 11 Prior to the first occupation of the development hereby approved, the toilet block shall be provided in accordance with the submitted details.

GROUND:

To ensure retention of a community facility in accordance with Thanet Local Plan Policy CF2.

- 12 The measures as agreed with Southern Water as confirmed in correspondence dated 22nd April 2013 shall be undertaken to protect the public sewers.

GROUND:

To prevent pollution in accordance with guidance within National Planning Policy Framework.

Upon the motion being debated and put to the vote, it was declared CARRIED.

(e) R16 91 WESTBROOK AVENUE, MARGATE - F/TH/14/0026

PROPOSAL: Erection of a single storey rear extension.

It was proposed by the Chairman and seconded by the Vice-Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be REFUSED for the following reason:

- 1 The proposed extension, by virtue of its height, depth and relationship with no. 93 Westbrook Avenue, would have an overbearing impact and result in the creation a sense of enclosure, significantly harmful to the living conditions of the occupiers of the neighbouring property, contrary to Thanet Local Plan Policy D1.”

Following debate, the motion was put to the meeting and declared LOST.

Subsequently, it was proposed by Councillor S Tomlinson, seconded by Councillor Campbell and unanimously RESOLVED:

“THAT Members undertake a site visit in order to assess the situation”

(f) **A07 GARAGES AT KINGSTON CLOSE, RAMSGATE - F/TH/14/0096**

PROPOSAL: Erection of 9No. dwellings and associated parking following demolition of existing garages.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 022/LOT3/003A and 022/LOT3/002A, received 10 March 2014; and the drawings numbered 022/LOT3/004 and 022/LOT3/005, received 06 February 2014.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of development hereby permitted, details of the measures to be undertaken to protect the public sewers and water apparatus shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

To prevent pollution in accordance with the National Planning Policy Framework.

- 4 Prior to the first occupation or use of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

- 5 Prior to the commencement of the development hereby permitted, a plan showing a turning head within the site, which shall be to adoptable standards, shall be submitted to and approved in writing by the Local Planning Authority. The turning head shall be provided in accordance with the approved plans.

GROUND:

In the interests of highway safety.

- 6 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 7 Prior to the commencement of development hereby approved, full details of both hard and soft landscape works, to include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- the treatment proposed for all hard surfaced areas beyond the limits of the highway
- walls, fences, other means of enclosure proposed

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan.

- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan.

- 9 Prior to the first use of the development hereby permitted, a brick boundary wall, no less than 1.8m in height, shall be erected along the northern side boundary of the plot in the north-west corner of the site, adjacent to the pedestrian footpath leading to Conynghan Close, and the eastern boundary of the site adjacent to the end of Lancaster Close and forming the side boundary of the plot in the south-east corner of the site. Details of the wall shall be submitted to and approved in writing by the Local Planning Authority, and the walls shall be erected in accordance with the approved details.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or www.southernwater.co.uk.”

- (g) **A08 GARAGES ADJACENT PIKES LANE, SUSSEX STREET, RAMSGATE - F/TH/14/0092**

PROPOSAL: Erection of 2No. 3 storey buildings to accommodate 6No. 2 bed flats and erection of 2No. 2 storey houses together with associated parking.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawing numbered 022/LOT2/001B, 022/LOT2/002A and 022/LOT2/004, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 4 The area shown on drawing number 022/LOT2/002A, received on 10th March 2014 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

- 5 Prior to the first occupation of the development, details of the secure cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities, as are approved, shall be provided prior to the first occupation of the development and thereafter maintained.

GROUND:

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan.

- 6 Prior to the commencement of the development hereby approved, details of the areas to be used for the loading, unloading and turning of construction vehicles shall be submitted to and approved in writing by the Local Planning Authority. The areas as are agreed shall be provided prior to the commencement of the development and shall be kept available for the duration of the construction of the development.

GROUND:

In the interests of highway safety.

- 7 No further alterations to the dwellings, whether approved by Classes A, B or C of Part One of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

- 8 Prior to the commencement of the development hereby permitted, details of the proposed means of foul and surface water sewerage disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution in accordance with the National Planning Policy Framework.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.”

(h) **A09 GARAGES AT ST JOHNS AVENUE, RAMSGATE - F/TH/14/0097**

PROPOSAL: Erection of 2No. two-storey dwellings with associated car parking.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered 022/LOT/007 and 022/LOT/008, received on 3rd February 2014, and 022/LOT/009B received on 10th March 2014.

GROUND:

To secure the proper development of the area.

- 3 The area shown on drawing numbers 022/LOT1/007 and 022/LOT1/008, received on 3rd February 2014 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

- 4 Prior to the commencement of the development hereby approved, details of the areas to be used for the loading, unloading and turning of construction vehicles shall be submitted to and approved in writing by the Local Planning Authority. The areas as are agreed shall be provided prior to the commencement of the development and shall be kept available for the duration of the construction of the development.

GROUND:

In the interests of highway safety.

- 5 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 6 All first floor side facing windows shall be provided and maintained with obscure glass and shall be non-opening.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

- 7 No further alterations to the building, whether approved by Classes A, B or C of Part One of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.”

- (i) **A10 GARAGES ADJACENT 82 TO 90 CHICHESTER ROAD, RAMSGATE - F/TH/14/0087**

PROPOSAL: Erection of 3No. dwellings.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered 022/LOT1/011a and 022/LOT1/012A, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

- 3 No development shall take place until all off-site highway works have been completed. These works include the stopping up of the existing bell-mouth vehicular access, the provision of new dropped kerbs and the reinstatement of footpaths.

GROUND:

In the interests of highway safety.

- 4 The area shown on drawing number 022/LOT1/011a, received on 10th March 2014, for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

- 5 Prior to the commencement of development hereby approved, full details of both hard and soft landscape works, to include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- the treatment proposed for all hard surfaced areas beyond the limits of the highway

shall be submitted to, and approved in writing by, the Local Planning Authority. Details of hardstandings shall show a consolidated surface material and shall include the method for draining surface water with the site.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan and in the interests of highway safety.

- 6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan and in the interests of highway safety.

- 7 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 8 All first floor side facing windows shall be provided and maintained with obscure glass and shall be non opening.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.”

(j) **A11 REDUNDANT RAILWAY TUNNELS, MARINA ESPLANADE, RAMSGATE - F/TH/13/0980**

PROPOSAL: Change of use of tunnels to provide visitor attraction (D2 use class) and alterations to include installation of metal entrance gates, creation of vehicular access, parking provision and landscaping works.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted plans dated 3rd December, 23rd December 2013 and 11th February 2014.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policies HE11 and HE12 of the Thanet Local Plan and the National Planning Policy Framework.

- 4 Prior to the first use of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

INFORMATIVE:

The applicant is advised that this planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council- Highways and Transportation (web: www.kent.gov.uk/roads-transport.aspx or telephone: 03000418181) in order to obtain the necessary application pack. Before the development hereby approved is commenced,

all necessary highway approvals and consents shall be obtained where required to avoid enforcement action being taken by the Highway Authority.”

(k) **A12 VINCENT FARM, VINCENT FARM MEWS, MARGATE - F/TH/13/0909**

PROPOSAL: Change of use of two agricultural buildings to 5No. dwellings, together with the erection of new roofs, the insertion of windows and doors, and formation of hardstandings.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 02/44/2013 Rev A, 08/44/2013 Rev A, 06/44/2013 Rev A, 07/44/2013 Rev A, and 05/44/2013 Rev A, received 12 December 2014.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of development hereby permitted, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development hereby permitted shall be implemented in accordance with the approved details.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the National Planning Policy Framework.

- 4 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the National Planning Policy Framework.

- 5 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the National Planning Policy Framework.

- 6 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the National Planning Policy Framework.

- 7 The repairs to, and the refurbishment of, the buildings shall be carried out in accordance with the structural appraisal report, submitted 23 January 2014.

GROUND:

To ensure the conversion of the buildings, in accordance with Para 55 of the NPPF.

- 8 No development shall take place (including any ground works, site clearance) until a precautionary mitigation strategy for bats, produced by an experienced ecologist, has been submitted to and approved in writing by the local planning authority. The content of the precautionary mitigation strategy shall include the:

- a) Purpose and objectives for the proposed works;
- b) Detailed working method(s) necessary to achieve stated objectives
- c) Extent and location of proposed works shown on appropriate scale maps and plans;
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works;

The works shall be carried out strictly in accordance with the approved details.

GROUND:

In order to safeguard protected species that may be present within or adjacent to the building in accordance with the National Planning Policy Framework.

- 9 The materials to be used in the construction of the external surfaces of the development hereby permitted shall include timber doors and windows, natural slate roof, yellow stock brickwork, and timber boarding, in accordance with the submitted application form.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 10 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 11 Prior to the first occupation or use of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

- 12 Prior to the commencement of development hereby approved, full details of both hard and soft landscape works, to include:
- species, size and location of new trees, shrubs, hedges and grassed areas to be planted
 - the treatment proposed for all hard surfaced areas beyond the limits of the highway
 - walls, fences, other means of enclosure proposed
- shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan.

- 13 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan.

- 14 Prior to the commencement of the development hereby approved joinery details including sections through glazing bars, frames and mouldings at a scale of 1:5 of all new external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a non-designated heritage asset in accordance with the National Planning Policy Framework.

- 15 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a non-designated heritage asset in accordance with the National Planning Policy Framework.

- 16 No further alterations to the building, or the erection of garden buildings or the installation of satellite antennae, or erection of boundary or internal fences or means of enclosure, whether approved by Classes A, B, C, D, E or H of Part One or Class A of Part Two of Schedule 2 to the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

- 17 Prior to the commencement of development, details of parking facilities to be provided for site personnel and visitors, shall be submitted to and approved in writing by the Local Planning Authority. The parking facilities shall be provided in accordance with the approved details, and shall remain in place for the duration of construction.

GROUND:

In the interests of highway safety.

INFORMATIVE**Preliminary Risk Assessments**

The applicant should provide sufficient information to satisfactorily demonstrate to the local planning authority that the risks to Controlled Waters are fully assessed and understood and can be addressed through appropriate measures. These should include, as a minimum, a preliminary risk assessment that identifies all historic and current uses with the potential to contaminate and to determine whether additional, intrusive investigation may be required.

We recommend that developers should:

- 1 Follow the risk management framework provided in the Contaminated Land Report 11(CLR11), Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our website at www.environment-agency.gov.uk for more information."

(I) **A13 LAND AND BUILDINGS ADJACENT TO THE OLD GRANARY, RAMSGATE ROAD, SARRE, BIRCHINGTON - F/TH/13/0785**

- PROPOSAL: Change of use of buildings to 2No. dwellings, erection of two rear dormer windows to "The Bakery" and erection of a side extension and external stairs to "The Granary", together with the insertion of windows and doors to both buildings and the formation of hard standings without compliance with condition 2 of planning permission F/TH/11/0848 to allow changes to the design.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

- 1 The development hereby permitted shall be begun before the 20th June 2016.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered P/111/01(1) Revision B and P/111/01(2) Revision B received on 8th October 2012, 'Canterbury Road, Sarre', received on 18th April 2013, and P/110/01 (1) Revision C and P/110/01 (2) Revision C, received on 19th September 2013.

GROUND:

To secure the proper development of the area.

- 3 No development shall take place to "The Granary" until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

- 4 No development shall place until, the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

- 5 Prior to the first occupation or use of the development, the area shown on the drawing entitled 'Canterbury Road, Sarre', received on 18th April 2013, for the parking and manoeuvring of vehicles shall be fully operational. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

- 6 Prior to the first occupation of the development the visibility splays shown on the drawing entitled 'Canterbury Road, Sarre', received on 18th April 2013, shall be provided and thereafter maintained to the access to Canterbury Road with no obstruction above a height of 1 metre.

GROUND:

In the interest of highway safety.

- 7 Prior to the occupation of the development hereby approved, the redundant vehicle crossing to Canterbury Road shall be removed and the footway reinstated in accordance with the specifications set out in the Kent Design Guide.

GROUND:

In the interests of highway safety.

- 8 The vehicular access proposed to Canterbury Road shall be constructed of a bound surface material for the first five metres of the access from the edge of the highway and shall provide for the disposal of surface water within the site so as to prevent its discharge onto the highway.

GROUND:

In the interest of highway safety.

- 9 Prior to the commencement of the development hereby approved, details of the parking for site personnel, operative and visitors, including the access, parking and manoeuvring space, shall be submitted to and approved in writing by the Local Planning Authority. The approved parking shall be provided prior to the commencement of the development.

GROUND:

In the interest of highway safety.

- 10 No gates shall be provided to the access onto Canterbury Road within 6m from the edge of the highway.

GROUND:

In the interest of highway safety.

- 11 At the time of development the access to Canterbury Road shall be provided at a gradient of 1 in 10 for the first 1.5m from the highway boundary and no steeper than 1 in 8 thereafter.

GROUND:

In the interest of highway safety.

- 12 The development shall be carried out in accordance with the submitted weatherboarding, concrete roof tile and natural roofing slate samples.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 13 Prior to the commencement of the development of "The Bakery", hereby approved, joinery details including plans, elevations and sections through glazing bars, frames and mouldings at a scale of 1:5 of all new external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 14 Prior to the commencement of the development of "The Granary", hereby approved, joinery details including plans, elevations and sections through glazing bars, frames and mouldings at a scale of 1:5 of all new external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 15 Prior to the commencement of the development of "The Granary", hereby approved, joinery details including plans, elevations and sections of the tread, handrail, baserail, balusters, newel posts and balcony at a scale of 1:5 of the new external staircase shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 16 At the time of the development the roof light within the southern elevation of the extension to 'The Granary' shall be fitted flush with the external plane of the roof slope.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 17 All rainwater goods installed shall be constructed of cast iron or aluminium.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 18 Prior to the commencement of the development hereby approved, details of the location of bin storage, shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities and clothes drying facilities as approved shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with policy D1 of the Thanet Local Plan."

- (m) **A14 THE OLD GRANARY, SARRE WINDMILL, RAMSGATE ROAD, SARRE, BIRCHINGTON - F/TH/13/0848**

PROPOSAL: Change of use of buildings to 2No. dwellings, erection of two rear dormer windows to "The Bakery" and erection of a side extension and external stairs to "The Granary", together with the insertion of windows and doors to both buildings and the formation of hard standings without compliance of condition 2 attached to planning permission reference number F/TH/11/0848 to allow alterations to the internal layout. Insertion of a window to side elevation and to retain the existing external staircase.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and RESOLVED:

"THAT the officer's recommendation be adopted, namely:

'That the application be APPROVED subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 20th June 2016.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered P/111/01(1) Revision B and P/111/01(2) Revision B received on 8th October 2012, 'Canterbury Road, Sarre', received on 18th April 2013, and BDG8886, received on 11th October 2013.

GROUND:

To secure the proper development of the area.

- 3 No development shall take place to "The Granary" until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

- 4 No development shall place until, the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

- 5 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the National Planning Policy Framework.

- 6 Prior to the first occupation or use of the development, the area shown on the drawing entitled 'Canterbury Road, Sarre', received on 18th April 2013, for the parking and manoeuvring of vehicles shall be fully operational. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

- 7 Prior to the first occupation of the development the visibility splays shown on the drawing entitled 'Canterbury Road, Sarre', received on 18th April 2013, shall be provided and thereafter maintained to the access to Canterbury Road with no obstruction above a height of 1 metre.

GROUND:

In the interest of highway safety.

- 8 Prior to the occupation of the development hereby approved, the redundant vehicle crossing to Canterbury Road shall be removed and the footway reinstated in accordance with the specifications set out in the Kent Design Guide.

GROUND:

In the interests of highway safety.

- 9 The vehicular access proposed to Canterbury Road shall be constructed of a bound surface material for the first five metres of the access from the edge of the highway and shall provide for the disposal of surface water within the site so as to prevent its discharge onto the highway.

GROUND:

In the interest of highway safety.

- 10 Prior to the commencement of the development hereby approved, details of the parking for site personnel, operative and visitors, including the access, parking and manoeuvring space, shall be submitted to and approved in writing by the Local Planning Authority. The approved parking shall be provided prior to the commencement of the development.

GROUND:

In the interest of highway safety.

- 11 No gates shall be provided to the access onto Canterbury Road within 6m from the edge of the highway.

GROUND:

In the interest of highway safety.

- 12 At the time of development the access to Canterbury Road shall be provided at a gradient of 1 in 10 for the first 1.5m from the highway boundary and no steeper than 1 in 8 thereafter.

GROUND:

In the interest of highway safety.

- 13 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 14 Prior to the commencement of the development of "The Bakery", hereby approved, joinery details including plans, elevations and sections through glazing bars, frames and mouldings at a scale of 1:5 of all new external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 15 Prior to the commencement of the development of "The Granary", hereby approved, joinery details including plans, elevations and sections through glazing bars, frames and mouldings at a scale of 1:5 of all new external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the

development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 16 Prior to the commencement of the development of "The Granary", hereby approved, joinery details including plans, elevations and sections of the tread, handrail, baserail, balusters and newel posts at a scale of 1:5 of the new external staircase shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 17 At the time of the development the roof light within the southern elevation of the extension to 'The Granary' shall be fitted flush with the external plane of the roof slope.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 18 All rainwater goods installed shall be constructed of cast iron or aluminium.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework.

- 19 Prior to the commencement of the development hereby approved, details of the location of bin storage, shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities and clothes drying facilities as approved shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with policy D1 of the Thanet Local Plan.”

(n) **A15 UNIT 36 BLENHEIM CLOSE, BROADSTAIRS - F/TH/14/0015**

PROPOSAL: Change of use from office to laundrette.

It was proposed by the Chairman, seconded by Councillor S Tomlinson, and
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application, the plan numbered AM.456.01 received by the Local Planning Authority on 9th January 2014 and the plan numbered AM.456.02 received by the Local Planning Authority on 15th January 2014.

GROUND:

To secure the proper development of the area.”

- (o) **A05 GARAGES ADJACENT TO 34 PRINCE ANDREW ROAD, BROADSTAIRS F/TH/14/0091**

PROPOSAL: Erection of 2No. two storey semi detached dwellings following demolition of existing garage block.

It was proposed by the Chairman, seconded by the Vice-Chairman and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED, subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered 022/LOT6/001A and 022/LOT6/003, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 4 Prior to the first occupation or use of the development, the area shown on drawing number 022/LOT6/003, received on 10th March 2014. for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

- 5 Prior to the commencement of the development hereby approved, details of the areas for the loading and unloading of vehicles, vehicle turning facilities and parking facilities for site personnel and visitors to be used during the construction of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The areas as approved, shall

be provided prior to the commencement of the development and shall be kept available for the duration of the construction of the development.

GROUND:

In the interest of highway safety.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.”

(p) **A06 GARAGE BLOCK ADJACENT 1 NORMAN ROAD, BROADSTAIRS - F/TH/14/0093**

PROPOSAL: Erection of 2No. two-storey dwellings with associated car parking.

It was proposed by the Chairman, seconded by the Vice-Chairman, and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawing numbered 022/LOT6/004a, 022/LOT6/005a and 022/LOT6/006a, received on 10th March 2014.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 4 The area shown on drawing number 022/LOT6/006a, received on 10th March 2014 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

- 5 Prior to the commencement of the development hereby approved, details of the decommissioning or relocation of the street lighting columns within the site shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning or relocation of the street lighting columns shall be carried out concurrently with the development, in accordance with the approved details.

GROUND:

In the interests of highway safety.

- 6 Prior to the commencement of the development hereby approved, details of the areas to be used for the loading, unloading and turning of construction vehicles shall be submitted to and approved in writing by the Local Planning Authority. The areas as are agreed shall be provided prior to the commencement of the development and shall be kept available for the duration of the construction of the development.

GROUND:

In the interests of highway safety.

- 7 No development shall take place until all off-site highway works have been completed. These works include the provision of new dropped kerbs and the reinstatement of kerbs and footpaths.

GROUND:

In the interests of highway safety.

- 8 Prior to the first occupation of the proposed development, an acoustic fence, which shall achieve a minimum of a 10dB(A) reduction in the contribution of noise from the railway, shall be installed, and thereafter maintained, to the south western boundary of the site.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers, in accordance with Thanet Local Plan Policy D1.

- 9 Prior to the first occupation of the proposed development, acoustic trickle vents shall be installed, and thereafter maintained, to all windows within the south western elevation of the dwellings, hereby permitted.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers, in accordance with Thanet Local Plan Policy D1.

- 10 No further alterations to the building, whether approved by Classes A, B or C of Part One of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

- 11 The first floor windows to the south west elevation, serving bathrooms, as shown on drawing number 022/LOT6/004a, received on 10th March 2014, shall be provided and maintained with obscure glass and opening restrictors which allow the windows to be opened no more than 45 degrees.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

INFORMATIVE

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.”

Meeting concluded : 8.40 pm