

# Public Document Pack

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## PLANNING COMMITTEE

16 SEPTEMBER 2015

A meeting of the Planning Committee will be held at **7.00 pm on Wednesday, 16 September 2015** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

### Membership:

Councillor Evans (Chairman); Councillors: Jaye-Jones (Vice-Chairman), Bambridge, J Fairbrass, Fenner, Hayton, G Hillman, Howes, Leys, Partington, Taylor and Tomlinson

## AGENDA

Item  
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

'To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest Form attached at the back of this Agenda. If a Member declares an interest, they should complete that form and hand it to the Officer clerking the meeting and then take the prescribed course of action.'

3. **MINUTES OF PREVIOUS MEETING** (Pages 1 - 18)

To approve the Minutes of the Planning Committee meeting held on 19 August 2015, copy attached.

4. **SITE VISITS**

4a **F/TH/15/0338 - 52 YEW TREE GARDENS, BIRCHINGTON** (Pages 19 - 24)

4b **F/TH/15/0485 - LAND REAR OF 4, CHERRY TREE GARDENS, RAMSGATE**  
(Pages 25 - 30)

4c **F/TH/15/0457 - BUILDING 870, MANSTON AIRPORT, MANSTON, RAMSGATE** (Pages 31 - 42)

Item  
No

Subject

5. **SCHEDULE OF PLANNING APPLICATIONS**

To consider the report of the Director of Community Services, copy attached for Members of the Committee.

***Note: Copies of correspondence relating to applications received will be available for members' perusal in the Members' Room from 5.00pm on the Friday before the meeting until the date of the meeting.***

**For Approval**

5a **A01 - F/TH/15/0466 - THE FLAG AND WHISTLE, 19 STATION ROAD, MARGATE, KENT** (Pages 43 - 48)

5b **A02 - F/TH/15/0535 - 2 WESTWOOD CROSS, MARGATE ROAD, BROADSTAIRS, KENT** (Pages 49 - 52)

**For Deferral**

5c **D03 - OL/TH/15/0020 - JENTEX OIL DEPOT, CANTERBURY ROAD WEST, RAMSGATE, KENT, CT12 5DU** (Pages 53 - 70)

**Declaration of Interests Form**

# Public Document Pack Agenda Item 3

## Planning Committee

**Minutes of the meeting held on 19 August 2015 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.**

**Present:** Councillor Peter Evans (Chairman); Councillors Jaye-Jones, Bambridge, J Fairbrass, Hayton, G Hillman, Howes and Tomlinson, Buckley, Taylor-Smith, Collins and Matterface

### **44. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Taylor, Fenner, Partington and Leys for whom Councillors Buckley, Matterface, Taylor-Smith and Collins were present.

### **45. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **46. MINUTES OF PREVIOUS MEETING**

It was proposed by the Chairman, seconded by Councillor Tomlinson and AGREED that the minutes of the Planning Committee meeting held on 15 July 2015 be approved and signed by the Chairman.

### **47. SITE VISITS**

### **48. F/TH/15/0351 - 37 SEA ROAD, WESTGATE ON SEA**

PROPOSAL: Erection of a 4 storey building comprising 7No. 2 bed flats with associated vehicular access off Sea Road, car parking & landscaping and erection of a 3 storey rear extension to Westcliff House, together with external alterations

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:

The proposed 4 storey block of flats would by virtue of its location directly in front of ‘Ellingham’ a Grade II listed building cause an obstruction to the open setting between ‘Ellingham’ and the sea which would diminish the status of Ellingham within the conservation area. This is further exacerbated by the design, size, mass and bulk of the proposed flat block which would be very much at odds with the design and appearance of the ‘Ellingham’ and for this reason the proposal would further increase the visual prominence of the proposed flat block in relation to ‘Ellingham’ further diminishing the status of ‘Ellingham’ within the streetscene. This would cause substantial harm to the ‘setting’ of the Listing Building and consequential harm to the character and appearance

of the conservation area contrary to the policy D1 of the Thanet Local Plan and paragraphs 132 and 133 of the National Planning Policy Framework.”

After some debate, the motion was put to the vote and was declared CARRIED.

**49. SCHEDULE OF PLANNING APPLICATIONS**

**50. A01 - F/TH/15/0529 - DREAMLAND, MARINE TERRACE, MARGATE**

PROPOSAL: Installation of replacement shop front, insertion of windows to front and side elevations and external alterations including reinstatement of bull nose brick detail and lighting

Speaking under Council Procedure rule 24.1 was Councillor Johnston.

It was proposed by the Chairman and seconded by Councillor Hayton:

“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 Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings:
  - 14-246-08CS received 10 June 2015
  - 14-246-09CS received 10 June 2015
  - 14-246-10CS received 10 June 2015
  - 14-246-11CS received 10 June 2015
  - 14-246-12CS received 10 June 2015
  - 14-246-14CS received 10 June 2015
  - 14-246-13CS received 10 June 2015

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of each of the following works, details to include
  - any replacement and new windows to the Sunshine Café, including large-scale section drawings through frames, sills, heads, louvres, toplights and mouldings;
  - all other external windows, including sections drawings of sills, heads and frames;
  - ground-floor shopfronts, including large-scale section drawings through all doors, frames, sills, heads, fanlights and stallrisers;
  - all ground-floor entrance doors, including large-scale section drawings through frames, heads, stiles and sills;
  - all external facing materials, including: roof coverings; bullnose and conventional brickwork; faience; stallrisers; Travertine facings, slabs, steps and thresholds;
  - finishes to all external windows and doors;

- detailed drawings or manufacturers' details of external signage and lighting, including of all metal lettering, floodlights, neon tubes and fittings, as well as details of all fixings and tracks.

shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in full in accordance with the approved details

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 the NPPF

- 4 Prior to the commencement of the replacement of the first-floor windows of the Sunshine Café until the making of a detailed drawn record of the existing windows has been undertaken by a person or body approved by the Local Planning Authority and have been submitted to and approved in writing by the Local Planning Authority

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 the NPPF

- 5 Prior to the commencement of any cleaning or paint-stripping of external masonry, a written method statement and a test panel in an inconspicuous position shall be approved in writing by the Local Planning Authority. Any subsequent cleaning or paint-stripping shall be implemented strictly in accordance with that statement and test panel.

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 the NPPF

- 6 No new grilles, security alarms, lighting, cameras, trickle-vents or other appurtenances shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

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 the NPPF”.

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

51. **A02 - L/TH/15/0530 - DREAMLAND, MARINE TERRACE, MARGATE**

PROPOSAL: Application for listed building consent for installation of replacement shop front, insertion of windows to front and side elevations and external alterations including reinstatement of bull nose brick detail and lighting

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 Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings:
  - 14-246-08CS received 10 June 2015
  - 14-246-09CS received 10 June 2015
  - 14-246-10CS received 10 June 2015
  - 14-246-11CS received 10 June 2015
  - 14-246-12CS received 10 June 2015
  - 14-246-14CS received 10 June 2015
  - 14-246-13CS received 10 June 2015

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of each of the following works, details to include
  - any replacement and new windows to the Sunshine Café, including large-scale section drawings through frames, sills, heads, louvres, toplights and mouldings;
  - all other external windows, including sections drawings of sills, heads and frames;
  - ground-floor shopfronts, including large-scale section drawings through all doors, frames, sills, heads, fanlights and stallrisers;
  - all ground-floor entrance doors, including large-scale section drawings through frames, heads, stiles and sills;
  - all external facing materials, including: roof coverings; bullnose and conventional brickwork; faience; stallrisers; Travertine facings, slabs, steps and thresholds;
  - finishes to all external windows and doors;
  - internal doors and screens, including large-scale section drawings through their frames and heads;
  - detailed drawings or manufacturers' details of external signage and lighting, including of all metal lettering, floodlights, neon tubes and fittings, as well as details of all fixings and tracks.

shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in full in accordance with the approved details

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 the NPPF

- 4 Prior to the commencement of the replacement of the first-floor windows of the Sunshine Café until the making of a detailed drawn record of the existing windows has been undertaken by a person or body approved by the Local Planning Authority and

have been submitted to and approved in writing by the Local Planning Authority

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 the NPPF

- 5 Prior to the commencement of any cleaning or paint-stripping of external masonry, a written method statement and a test panel in an inconspicuous position shall be approved in writing by the Local Planning Authority. Any subsequent cleaning or paint-stripping shall be implemented strictly in accordance with that statement and test panel.

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 the NPPF

- 6 No new grilles, security alarms, lighting, cameras, trickle-vents or other appurtenances shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

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 the NPPF.”

**52. A03 - F/TH/15/0564 - PUBLIC GARDENS, DALBY SQUARE, MARGATE**

PROPOSAL: Erection of 1.5M high railings following demolition of existing wall

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 Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings:
  - 15.852.DPS.T11 Rev A received 02 July 2015
  - 15.852.DPS.T55 Rev A received 02 July 2015
  - 15.852.DPS.T56 Rev A received 02 July 2015
  - 15.852.DPS.T52 Rev A received 02 July 2015

- 15.852.DPS.T51 Rev A received 02 July 2015
- 15.852.DPS.T10 Rev A received 02 July 2015
- 15.852.DPS.T54 Rev A received 02 July 2015
- 15.852.DPS.T11 Rev A received 02 July 2015

GROUND:

To secure the proper development of the area.”

**53. A04 - F/TH/15/0454 - MANSTON METHODIST CHURCH, HIGH STREET, MANSTON, RAMSGATE**

PROPOSAL: Change of use of church to single dwelling together with alterations to fenestration, insertion of 2no. roof lights and formation of hard surfacing to provide car parking spaces and change of use from agriculture to form garden to rear

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 Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawing LBM/0415/04 Rev A

GROUND:

To secure the proper development of the area.

- 3 Prior to the first use of the development, the area shown on drawing LBM/0415/04 Rev A 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 approved shall thereafter be maintained for that purpose.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

- 4 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

- 5 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 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

- 6 Prior to the first occupation of the development hereby approved the building shall be provided with a minimum sound attenuation of not less than 30dB average over the frequency range 100 to 3150 Hz against the external noise from aircraft to which future property occupiers could be exposed.

GROUND:

In the interest of the living conditions of future occupiers, in accordance with Thanet Local Plan Policy D1.”

**54. A05 - F/TH/15/0338 - 52 YEW TREE GARDENS, BIRCHINGTON**

PROPOSAL: Erection of side and rear single storey extension

Speaking, raising points of concern was Mr Milbourne.

Speaking under Council Procedure rule 24.1 was Councillor Potts.

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 Purchase Act 2004).

- 2 The external materials and external finishes to be used in the extension hereby

approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

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

- 3 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 602/2B and dated 26 June 2015.

GROUND:

To secure the proper development of the area.”

After some debate, the Chair withdrew the motion.

Then, the Chairman proposed and Councillor Howes seconded:

“THAT Members undertake a SITE VISIT in order to assess the situation.”

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

55. **A06 - F/TH/15/0524 - LAND ADJACENT TO 191, RAMSGATE ROAD, BROADSTAIRS**

PROPOSAL: Erection of 1No. detached two storey dwelling together with formation of vehicular access

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:

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 Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application and the plans numbered 4067 (PA) 001E & 4067 (PA) 007 received by the Local Planning Authority on 1st July 2015 and plans numbered 4067 (PA) 002F, 4067 (PA) 003F, 4067 (PA) 004E, 4067 (PA) 005E & 4067 (PA) 008A received by the Local Planning Authority 4th August 2015.

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.

GROUND:

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

- 4 The first 5 metres of the access from the edge of the highway hereby permitted shall be constructed of a bound material.

GROUND:

In the interests of highway safety.

- 5 Prior to the first use of the vehicular access, measures to prevent the discharge of surface water onto the highway shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

- 6 Prior to the first use of the vehicular access 1m x 1m pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

- 7 Prior to the first use of the vehicular access 43 metres x 2 metres x 43 metres visibility splays at the access with no obstructions over 1 metre above carriageway level within the splays shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

- 8 Prior to the first use of the vehicular access the vehicle parking spaces shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

- 9 Prior to the first occupation of the dwelling hereby approved, the cycle parking facilities shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

- 10 The windows provided at first floor level within the north side elevation of the dwelling hereby approved shall be provided with obscure glass and shall be top hung and opening to 45 degrees only, and thereafter maintained.

## GROUND:

To safeguard the residential amenities currently enjoyed by neighbouring property occupiers in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

- 11 The east facing panes of the windows provided at first floor level within the south side elevation of the dwelling hereby approved shall be provided with obscure glass and fixed shut and thereafter maintained.

## GROUND:

To safeguard the residential amenities currently enjoyed by neighbouring property occupiers in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.”

56. **A07 - L/TH/15/0406 - VICTORIAN SHELTER, MARINE TERRACE, MARGATE**

PROPOSAL: Application for listed building consent for erection and display of plaque

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 works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

## GROUND:

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).”

57. **A08 - L/TH/15/0401 - MARGATE MUSEUM, MARKET PLACE, MARGATE**

PROPOSAL: Application for listed building consent for erection and display of plaque

Speaking under Council Procedure rule 24.1 was Councillor Johnston.

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 works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

## GROUND:

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 details.

GROUND:

To secure the proper development of the area.”

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

**58. A09 F/TH/15/0373 THE LODGE, CANTERBURY ROAD, MARGATE, CT9 5JR**

PROPOSAL: Erection of three storey building containing 8no. flats together with parking and turning area, cycle and bin store following demolition of existing dwelling

Speaking, raising points of concern was Mr Turton.

It was proposed by the Chairman and seconded by Councillor Howes:

“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 Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings:
- 001 Rev C and 002 Rev C, received 14 July 2015
  - 003 Rev D, received 31 July 2015
  -

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 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 the archaeological history of the site is recorded in accordance with the advice contained within National Planning Policy Framework.

- 4 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 the archaeological history of the site is recorded in accordance with the advice contained within National Planning Policy Framework.

- 5 Prior to the first occupation of the development, the area shown on the approved plan numbered 001 Rev C for the parking and manouvering of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area approved shall thereafter be maintained for that purpose.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

- 6 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

- 7 Prior to the first occupation of the development of the development, the secure cycle parking facilities, as shown on approved drawing no. 001 Rev C shall be provided and thereafter maintained.

GROUND:

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

- 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 new entrance to the site shall be provided in accordance with the approved plan numbered 001 Rev C, and at no time shall gates be erected at the access.

GROUND:

In the interests of highway safety.

- 10 Prior to the commencement of development, details of construction vehicle loading/unloading and turning facilities, and parking facilities for site personnel and visitors, to be provided prior to the commencement of work on site and for the duration of construction, shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of highway safety.

11 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
- walls, fences, other means of enclosure proposed
- elevation plans of the bin store and cycle store

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

12 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

13 The parking and turning area shall be constructed using Drivesett Argent block paving (dark), as agreed by the agent in the correspondence received 31 July 2015.

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 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

15 The refuse storage facilities as specified upon the approved drawing numbered 001 Rev C, shall be provided prior to the first occupation of the development 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.

16 Prior to the first occupation of development, a flint wall shall be erected along the front boundary of the site in the location of the redundant vehicular access, in accordance

with the approved plans numbered 001 Rev C and 003 Rev D. The new wall shall match the height, design, materials, mortar mix and construction of the existing wall.

GROUND:

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

- 17 The windows to be provided at first and second floor level within the side elevations of the development hereby approved shall be obscure glazed, and provided and maintained with a cill height of not less than 1.73 metres above the finished internal floor level, as shown on the approved plan numbered 003 Rev D .

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.”

After some debate, the motion was put to the vote and was declared CARRIED.

**59. A10 L/TH/15/0355 THE DROIT HOUSE, STONE PIER, MARGATE, CT9 1JD**

PROPOSAL: Application for listed building consent for the erection and display of 1No. non illuminated painted sign to front elevation

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 works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

GROUND:

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004). ”

**60. R11 F/TH/15/0485 LAND REAR OF 4, CHERRY TREE GARDENS, RAMSGATE**

PROPOSAL: Erection of a single storey dwelling

Speaking in favour of the application was Mr Elvidge.

It was proposed by the Chairman, 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 dwelling, by virtue of its siting within the rear garden of the existing



dwelling, neither respects nor enhances the character of the surrounding area, being out of keeping with the prevailing character and established pattern of street frontage development in Cherry Tree Gardens, and the surrounding area and as such is detrimental to the character and appearance of the area, contrary to Thanet Local Plan Policy D1 and paragraphs 58 & 64 of the National Planning Policy Framework.

- 2 The proposed dwelling, by virtue of its layout would result in poor outlook for the potential future occupiers resulting from severe lack of outlook which would fail to provide a good standard of amenity for future occupiers, contrary to Thanet Local Plan Policy D1 and paragraph 17 of the National Planning Policy Framework.”

After debate, the motion was put to the vote and was declared LOST.

Then, it was proposed by Councillor Matterface and seconded by Councillor Collins:

“THAT Members undertake a SITE VISIT in order to assess the situation.”

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

61. **D12 - A/TH/15/0665 - DREAMLAND, MARINE TERRACE MARGATE, KENT CT9 1XJ**

PROPOSAL: Erection and display of 1No. externally illuminated flat sheet lettering sign and 4No. internally illuminated brushed steel and neon lettering signage.

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

“To defer and delegate to the Planning Manager to approve.”

62. **D13 F/TH/15/0457 BUILDING 870, MANSTON AIRPORT, MANSTON, RAMSGATE, CT12 5BL**

PROPOSAL: Change of use from airport use to general industrial use together with four storey extension and insertion of windows

Speaking in favour of the application was Mr Alston.

Speaking, raising points of concern was Ms Bailey.

Speaking under Council Procedure rule 24.1 was Councillor K. Gregory.

Speaking under Council Procedure rule 24.1 was Councillor Ashbee.

Speaking under Council Procedure rule 24.1 was Councillor Martin.

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

‘that Members defer and delegate to Officers for approval subject to receipt of satisfactory specialist advice which confirms that the proposed extension to

the building will not prejudice any potential future operation of an airport and the following safeguarding 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 Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered A10-02B and A10-08B received 24 July 2015, additional plans numbered A10-10 and 60345111-M001-SKE-0004 dated received 28 July 2015 and submitted plans A20-03, A20-04, A20-05, A30-03, A30-04 (Sheets 1 and 2) received 9<sup>th</sup> June 2015, omitting the access from Manston Road.

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 Policy HE11 of the Thanet Local Plan.

4. 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, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. 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 advice contained within the National Planning Policy Framework.

5. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the

compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any water course, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

**GROUND:**

To prevent harm to human health and pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

6. Piling or other foundation designs using penetrative methods shall not be used, other than with the prior written approval of the Local Planning Authority, where it has been demonstrated that there is no risk to groundwater. Should such approval be given the development shall thereafter be carried out in accordance with such details as are approved

**GROUND:**

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

7. No development shall take place hereby approved until details of the means of foul and surface water disposal have been submitted to and agreed in writing by the Local Planning Authority. Prior to being discharged into any watercourse, surface water or soakaway system, all surface water drainage from parking areas shall be passed through an interceptor designed and constructed to have a capacity and details compatible with the site being drained. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND:**

To prevent pollution in accordance with Thanet Local Plan Policy EP13 and guidance contained within the National Planning Policy Framework.

8. No development shall take place until all off-site highway works as shown on approved drawing no. 60345111 received 28 July 2015 for road marking and kerb works to Spitfire Junction have been completed.

**GROUND:**

In the interests of highway safety.

9. Prior to the first occupation or use of the development, the areas shown on plans numbered A10-10B and 60345111-M001-SKE-0004 received 28 July 2015 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.

10. Prior to the occupation or use of the development, a visibility strip shown on submitted plan no.60345111-M001-SKE-0015 received 6<sup>th</sup> August 2015 shall be clear from any

obstruction between 1.05m to 2metres above ground level. The sightline across this area shall be maintained thereafter.

GROUND:

In the interests of highway safety.

11. The building hereby approved for Class B2 General Industrial use shall not be subdivided into units below 3530 square metres internal floor area.

GROUND:

To ensure the protection of the countryside, employment land allocations and the Airport, as the approval of the use relates to the specific need for a building of this scale, as a departure from Thanet Local Plan Policies CC1 and EC4.”

Following debate, the motion was withdrawn.

It was then proposed by the Chairman and seconded by Councillor Howes:

“THAT Members undertake a SITE VISIT in order to assess the situation”.

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

**63. UPDATED PLANNING ENFORCEMENT PROTOCOL**

It was proposed by the Chairman, seconded by Councillor Taylor-Smith and  
RESOLVED:

“THAT the recommendations as set out at paragraph 5.1 of the report be adopted, namely:

‘The Planning Enforcement protocol be recommended to the Constitutional Review Working Party and then Standards Committee for onward submission to Full Council for final approval before publishing on the Councils website.’”

Meeting concluded : 9pm

**A05**

**F/TH/15/0338**

PROPOSAL:                               Erection of side and rear single storey extension

LOCATION:                                52 Yew Tree Gardens, Birchington, CT7 9AL

WARD:                                    Birchington South

AGENT:                                  Mr R Clark

APPLICANT:                            Ms J Lesaux

RECOMMENDATION:                  Approve

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 Purchase Act 2004).

- 2       The external materials and external finishes to be used in the extension hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

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

- 3       The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 602/2B and dated 26 June 2015.

GROUND:

To secure the proper development of the area.

**RELEVANT PLANNING HISTORY**

No relevant planning history

**SITE, LOCATION AND DESCRIPTION**

The site lies within the urban confines of Birchington-on-sea. Yew Tree Gardens is a large cul-del-sac comprising of rows of two and three-storey pitched terraced properties, with on-street areas of car parking. No.52 is situated on the end of a row of 5 properties, with a long paved front garden providing off-street tandem parking for two cars.

**PROPOSED DEVELOPMENT**

The application is for the erection of a single storey side and rear extension to provide additional bedrooms and living accommodation for the property. The extension has a hipped

and flat roof design, with facing brickwork to match the existing yellow stock brickwork on the property.

The proposal has been amended subsequent to submission following discussion with the Planning Officer, so that the roof height of the rear extension has been reduced adjacent to the neighbouring no.53, and the rear extension is now set off the side boundary with no.53 by 600mm.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan (2006)**

D1 – Design  
TR16 – Car Parking

## NOTIFICATIONS

Letters have been sent to neighbouring properties and a site notice has been posted. Two objections have been received from the neighbouring property raising the following concerns:

- \* Loss of light.
- \* Loss of outlook.
- \* Position of extension will impact on drainage inspection chamber.
- \* Inaccuracies on application form.

## COMMENTS

The application has been called to Planning Committee by Cllr Suzanna Brimm, for members to consider the impact of the extension on the neighbouring property and parking availability in Yew Tree Gardens.

The main considerations in determining this application are the impact on the character and appearance of the area, the impact on the living conditions of neighbouring property occupiers and the impact on the local highway network.

### **Character and Appearance**

The extension would use materials to match the external appearance of the existing property, with yellow stock brick, concrete tiles for the hipped roof sections and UPVc windows. The side section of the rear extension would be partially visible from Yew Tree Gardens, however as the extension is set back approximately 6.5metres from the front elevation of the property this will not appear obtrusive, nor will the hipped roof design appear out of keeping with other properties in the road. Therefore the proposal will not have a negative impact on the character and appearance of the area.

### **Living Conditions**

The amended location of the rear extension would be 600mm away from the side boundary with no.53, with an eaves height of approximately 2.6metres, pitching away from the boundary to an ridge height of approx. 3.15m. The proposal would extend 4metres beyond the rear wall of the property. A 1.8m high fence is in place between the two properties for the first few metres of the garden, increasing to 2metres in height. The rear gardens of both properties are about 8.5m long.

The nearest rear facing window at ground floor in the neighbour's property is a kitchen window. Concern has been raised by the neighbour in terms of the impact on the light and outlook from this window and the impact on the garden. As the room serves a kitchen without any seating, this is not considered to be a 'habitable room' for the purposes of planning considerations. This means that the room is not a room in which a resident would spend a considerable amount of time, such as a living room.

It is also relevant to consider the permitted development rights which no.52 benefits from. Permitted development rights allow for development without requiring planning permission, and this derives from general planning permission granted not by the Local Authority but by Parliament. Using these rights, a single storey rear extension of the same height and design could be built on no.52 extending out by 3metres without needing planning permission.

Taking account of the above matters and the height of the single storey extension and its design, the amended extension would not have any significantly harmful effects on the living conditions of no.53 in terms of loss of light or creation of a sense of enclosure to the main living and dining areas of the property. Given the location of the extension, set 600mm off the side boundary, at a height of 2.5metre to eaves, this will not result in an overbearing impact on the neighbouring occupier. The impact on the kitchen window from the extension is not considered significant enough to warrant refusal of the application.

### **Transportation**

The proposed extension will increase the living accommodation within the property, adding 2 bedrooms at ground floor. There would be an increased parking demand for the property. 2 off-street parking spaces are available for the property in the front garden area, which is unusual in this area, meaning that the property can support the increase in demand without resulting in a significant adverse impact upon highway safety or convenience as a result of the proposed development.

### **Other Matters**

Concern has been raised about the impact of the extension on a drainage inspection chamber, located on the boundary between no.53 and no.52 about 4metres from the rear of the property. The impact of foundations on the Inspection chamber is not a material planning consideration, as it is the responsibility of the landowner to ensure access to the chamber and suitable foundations are built for the extension.

### **Conclusion**

In view of the above it is considered that this application should be approved as it would not have a significantly adverse impact on its surroundings and residential amenity and accords with Local Plan Policy D1 and the National Planning Policy Framework

### **Case Officer**

Iain Livingstone

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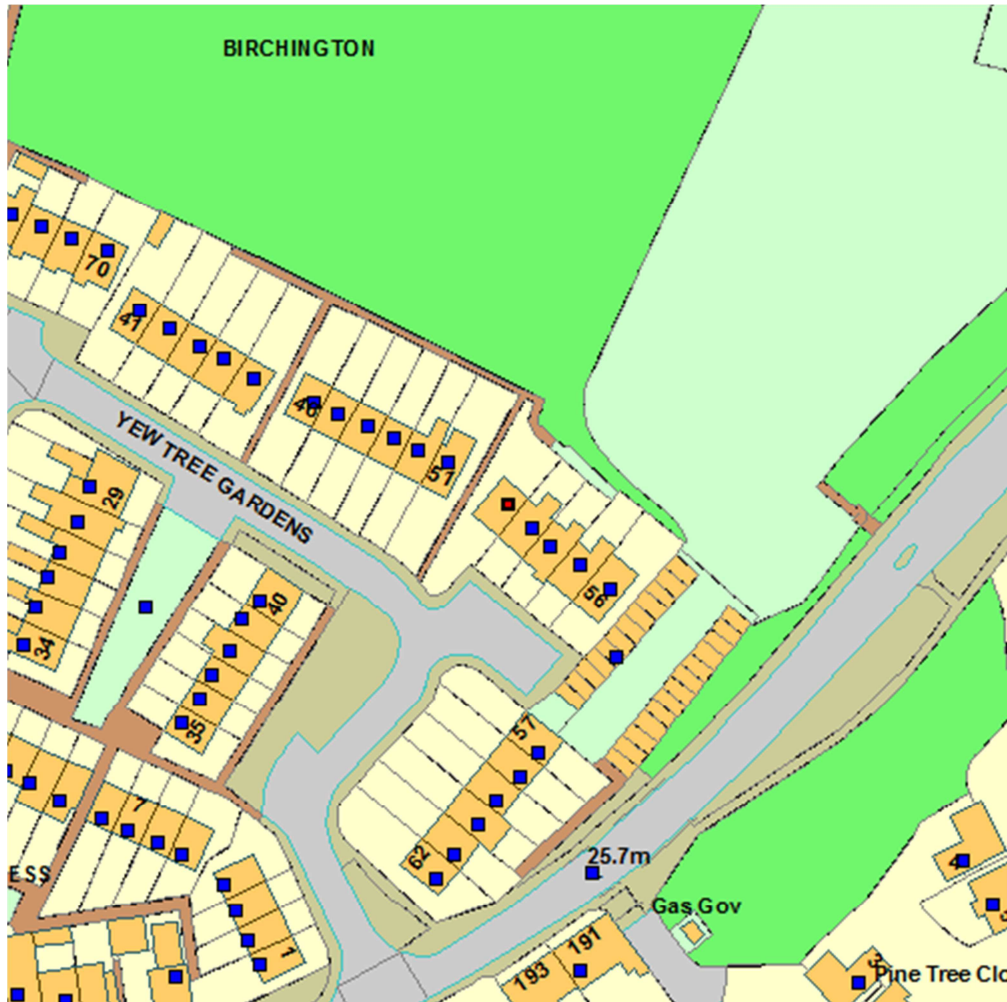


# Agenda Item 4a Annex 1

TITLE: F/TH/15/0338

Project 52 Yew Tree Gardens, Birchington, CT7 9AL

Scale:



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<b>R11</b>	<b>F/TH/15/0485</b>
PROPOSAL:	Erection of a single storey dwelling
LOCATION:	Land Rear Of 4, Cherry Tree Gardens, Ramsgate
WARD:	Northwood
AGENT:	Mr M Gerlack
APPLICANT:	Mr & Mrs Smith
RECOMMENDATION:	Refuse

For the following reasons:

- 1 The proposed dwelling, by virtue of its siting within the rear garden of the existing dwelling, neither respects nor enhances the character of the surrounding area, being out of keeping with the prevailing character and established pattern of street frontage development in Cherry Tree Gardens, and the surrounding area and as such is detrimental to the character and appearance of the area, contrary to Thanet Local Plan Policy D1 and paragraphs 58 & 64 of the National Planning Policy Framework.
- 2 The proposed dwelling, by virtue of its layout would result in poor outlook for the potential future occupiers resulting from severe lack of outlook which would fail to provide a good standard of amenity for future occupiers, contrary to Thanet Local Plan Policy D1 and paragraph 17 of the National Planning Policy Framework.

## **RELEVANT PLANNING HISTORY**

In 2015 permission was refused for the erection of a single storey dwelling and this is a material consideration in the determination of the current application which proposes a dwelling in the same location as that previously refused.

In 2014 two planning permissions were granted for extensions to the main dwelling, these applications have not been implemented.

In 2005 the Council granted (under reference CU/TH/04/0921) a certificate of existing lawful use of a single storey building in the rear garden as additional living accommodation (single family occupation) and this building remains in residential use.

## **SITE, LOCATION AND DESCRIPTION**

The application site comprises the rear garden of No. 4 Cherry Tree Gardens, Ramsgate.

The existing dwelling is a single storey, four bedroom, pitched roof detached property which benefits from off street parking to the front of the site and a large rear garden.

There is, within the rear garden of the existing dwelling, an annex to the main house which provides additional residential accommodation.

There are also outbuildings and a swimming pool within the rear garden. The rear boundary of the site abuts Jackey Bakers Recreation Ground. Part of the land on which the proposed dwelling is to be sited, originally formed part of the recreation ground, within the ownership of Thanet District Council. This land was subsequently purchased by the home owner.

### PROPOSED DEVELOPMENT

The applicant has applied for permission for the erection of a dwelling within the rear garden, at the southern boundary. The dwelling would be single storey, with a flat roof and comprise three bedrooms, a lounge, kitchen/dining room and a bathroom. The proposed dwelling would be constructed of blockwork and timber boarding, a flat roof with built up bitumen covering and UPVC windows and doors.

The applicant has submitted a supporting statement which asserts that they have a 'fallback' position and states that the Lawful Development Certificate relating to another building within the site and personal circumstances of the occupants adds support to their application.

### DEVELOPMENT PLAN POLICIES

#### **Thanet Local Plan 2006 (Saved Policies)**

H1 - Residential Development Sites  
H4 - Windfall Sites  
D1 - Design Principles  
TR12 - Cycling  
TR16 - Car Parking Provision  
SR5 - Play Space  
EP13 - Groundwater Protection Zone

### NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice posted near the site. No representations have been received in response.

**Ramsgate Town Council** recommend that the TDC Planning Committee undertake a site visit as part of the consideration of this particular application.

### CONSULTATIONS

**Southern Water** - no objection, subject to an informative.

**Kent County Council Highways and Transportation** have not been consulted as the proposed development does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements.

### COMMENTS

This application has been called to Planning Committee by Cllr Konnor Collins, to allow further consideration by Members following the submission of additional information not available to the previous Planning Committee.

#### **Principle**

The proposal would represent development on non previously developed land which would be contrary to Policy H1 of the Thanet Local Plan; However the National Planning Policy Framework (NPPF) requires Local Planning Authorities to review policies to ensure that

these take into account policies contained within the NPPF. Policy H01 of the draft preferred options Local Plan, which is subject to further consultation, states that new housing development may be acceptable on residential garden land if it is in keeping with the character and amenity of the local area.

Therefore, the main considerations in the assessment of the application are the impacts of the proposed dwelling on the character and appearance of the area, the living conditions of any future occupiers of the site and the local highway network.

### **Character and Appearance**

National and Local Planning Policy requires all new development to respect the character and appearance of the surrounding area within which it would be located and to respond appropriately to the existing layout of buildings, streets and spaces to ensure that adjacent buildings relate to each other. Cherry Tree Gardens and the surrounding roads have a very strong uniform pattern of street fronting residential development. The only buildings found within rear gardens are utility/non-residential outbuildings which is typical in gardens of houses within urban areas.

The proposed dwelling would not front the street, instead it would be located at the end of the rear garden of No. 4 Cherry Tree Gardens. The dwelling would have no direct independent access other than pedestrian access through the existing bungalow itself. For these reasons the siting of a dwelling in this location would be very much at odds with the existing pattern of residential development in the area. The proposed dwelling would therefore be out of keeping and harmful to the character and appearance/amenity of the area.

### **Living Conditions**

The proposed dwelling would be sited towards the southern corner of the rear garden in between two existing single storey outbuildings. The standard of accommodation afforded to future occupiers of the dwelling is very poor. The development would provide three bedrooms, a lounge, kitchen/dining room and a bathroom. However, none of the bedrooms would have any outlook and their only natural light and ventilation would be provided by a single rooflight to each of these rooms and any future owners of the proposed dwelling would have to access the public highway through a separate dwelling. As such the standard of accommodation would fall well below that required by Thanet Local Plan Policy D1 and paragraph 17 of the National Planning Policy Framework.

### **Transportation**

The application does not make off street car or cycle parking provision, however there is on street parking available within the vicinity and it is considered, on balance, that any additional car parking demand could be absorbed. I am therefore satisfied that the proposed development is unlikely to cause harm to highway safety or the local highway network.

### **Other Matters**

In response to the points raised within the supporting planning statement submitted by the applicant:

The applicant has advised that the two occupiers of the existing dwelling have health issues and may have future care needs. It is, however, noted that the existing dwelling is four bed roomed and there is currently ancillary living accommodation within an existing building in the garden.

The personal circumstances and familial benefits, no matter how significant they may seem or the lack of local or national policy supporting communal domestic development in the manner proposed, are not material planning considerations and conditions relating to occupants or familial links are not attached to planning permissions as these cannot be readily enforced. Likewise, the identity of likely users is not a relevant planning consideration and is not, therefore, something which can form the basis of the determination of this matter. It is the use of the proposed development that is the subject of consideration.

The fact that a Lawful Development Certificate was granted for another building to be used for residential purposes is not relevant to the application. As Members will be aware applications for Lawful Development Certificates are not planning applications and therefore a Local Planning Authority does not consider planning merit or national or local planning policies and therefore the comparison cannot provide any support for this application. Accordingly, questions of ancillary or incidental use within a planning unit are irrelevant in the granting of a Lawful Development Certificate.

The applicant has suggested that he could build the building under permitted development rights and therefore there is a fallback position that should be taken into account. However, it is not considered that such a fallback position exists in this case as the applicant clearly stated that the building that has been constructed is to be a habitable residential unit of accommodation.

### **Conclusion**

The acceptability of residential development on non-previously developed garden land depends upon whether the proposed dwelling is in keeping with the character and amenity of the local area. In this case, the siting of the proposed dwelling within the rear garden of an existing residential property neither respects nor enhances the character of the surrounding area, is out of keeping with the established pattern of street frontage development in Cherry Tree Gardens and the surrounding area and would cause harm to the character of the area and is therefore contrary to Thanet Local Plan Policy D1 and policies within the National Planning Policy Framework.

In addition, the proposed development, by virtue of its layout and outlook would provide a very poor standard of amenity for future occupiers, contrary to Thanet Local Plan Policy D1 and the National Planning Policy Framework.

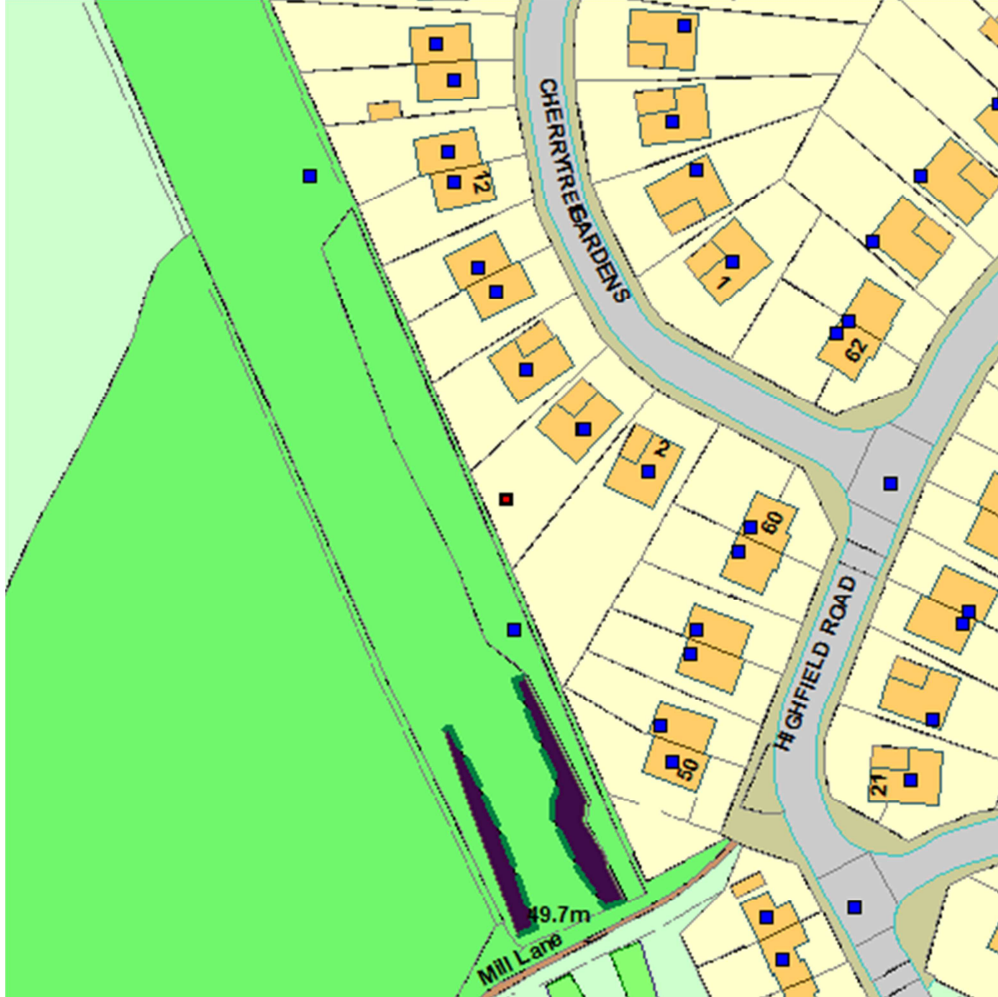
It is therefore recommended that the application is refused.

### **Case Officer**

Helen Johnson

# Agenda Item 4b Annex 1

TITLE: F/TH/15/0485  
Project Land Rear Of 4, Cherry Tree Gardens, Ramsgate  
Scale:



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<b>D13</b>	<b>F/TH/15/0457</b>
PROPOSAL:	Change of use from airport use to general industrial use together with four storey extension and insertion of windows
LOCATION:	Building 870, Manston Airport, Manston, Ramsgate, CT12 5BL
WARD:	Thanet Villages
AGENT:	GVA
APPLICANT:	Lothian Shelf (718) Ltd
RECOMMENDATION:	Defer & Delegate

Defer and delegate to Officers for approval subject to receipt of satisfactory specialist advice which confirms that the proposed extension to the building will not prejudice any potential future operation of an airport and the following safeguarding 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 Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered A10-02B and A10-08B received 24 July 2015, additional plans numbered A10-10 and 60345111-M001-SKE-0004 dated received 28 July 2015 and submitted plans A20-03, A20-04, A20-05, A30-03, A30-04 (Sheets 1 and 2) received 9<sup>th</sup> June 2015, omitting the access from Manston Road.

**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 Policy HE11 of the Thanet Local Plan.

4. 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, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. 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 advice contained within the National Planning Policy Framework.

5. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any water course, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

**GROUND:**

To prevent harm to human health and pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

6. Piling or other foundation designs using penetrative methods shall not be used, other than with the prior written approval of the Local Planning Authority, where it has been demonstrated that there is no risk to groundwater. Should such approval be given the development shall thereafter be carried out in accordance with such details as are approved

**GROUND:**

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

7. No development shall take place hereby approved until details of the means of foul and surface water disposal have been submitted to and agreed in writing by the Local Planning Authority. Prior to being discharged into any watercourse, surface water or soakaway system, all surface water drainage from parking areas shall be passed through an interceptor designed and constructed to have a capacity and details compatible with the site being drained. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND:**

To prevent pollution in accordance with Thanet Local Plan Policy EP13 and guidance contained within the National Planning Policy Framework.

8. No development shall take place until all off-site highway works as shown on approved drawing no. 60345111 received 28 July 2015 for road marking and kerb works to Spitfire Junction have been completed.

**GROUND:**

In the interests of highway safety.

9. Prior to the first occupation or use of the development, the areas shown on plans numbered A10-10B and 60345111-M001-SKE-0004 received 28 July 2015 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.

10. Prior to the occupation or use of the development, a visibility strip shown on submitted plan no.60345111-M001-SKE-0015 received 6<sup>th</sup> August 2015 shall be clear from any obstruction between 1.05m to 2metres above ground level. The sightline across this area shall be maintained thereafter.

**GROUND:**

In the interests of highway safety.

11. The building hereby approved for Class B2 General Industrial use shall not be subdivided into units below 3530 square metres internal floor area.

**GROUND:**

To ensure the protection of the countryside, employment land allocations and the Airport, as the approval of the use relates to the specific need for a building of this scale, as a departure from Thanet Local Plan Policies CC1 and EC4.

**SITE, LOCATION AND DESCRIPTION**

The application site is outside of the urban area, within the confines of Manston Airport. The building lies on the northern edge of the Airport boundary, and is within a collection of buildings that face Spitfire Way, and can be accessed via a gated entrance on the road. The building is a tall single storey structure approximately 9metres in height, with delivery access openings on the front and rear. The building was previously used for security screening of cargo by the airport.

**RELEVANT PLANNING HISTORY**

There is no planning history for the building in question. There are, however, currently three applications under consideration relating to proposed change of uses of other airport buildings to non-airport uses.

Separate planning applications have been submitted for two buildings adjacent to this building, under planning references F/TH/15/0458 and F/TH/15/0459, to change the use of these buildings to a general industrial use and a storage use respectively. A separate application has also been submitted by the applicant to temporarily change the use of a building to the south of the terminal building to a general industrial use, under reference F/TH/15/0460. These applications are currently under consideration.

**PROPOSED DEVELOPMENT**

The proposal would change the use from an airport use to a general industrial use, with the refurbishment of the building including the insertion of windows and a mezzanine floor, and the erection of a four storey extension on the south side of the building for a stairwell and lift shaft to access the new mezzanine level. A viewing platform is also shown at the top level of the extension. Associated vehicular parking is proposed on the southern side of the building, with the service yard on the existing hard surfacing area on the northern side of the building.

The building has been stated for use by Instro Precision Limited, currently located across 5 separate buildings within the Pysons Road Industrial Estate.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2006**

CC1 – Development in the Countryside  
CC2 – Landscape Character Areas  
EP13 – Groundwater Protection Zones  
EC2 – Kent International Airport  
EC4 – Airside Development Area  
TR3 – Provision of Transport Infrastructure  
TR12 – Cycle Parking  
TR16 – Car Parking Provision  
D1 – Design Principles  
HE11 – Archaeological Field Evaluation

## NOTIFICATIONS

A site notice was posted, with an advert placed in the local newspaper. 175 objections were received, raising the following concerns (summarised):

- Development would prejudice the future of the airport.
- Contrary to Thanet Local Plan.
- Development would result in loss of vital airport building that could be used for cargo handling.
- Premature before decision on Compulsory Purchase of the Airport or the Area Action Plan.
- Loss of building that could be re-used for cargo handling.
- Car parking would affect transit of large aircraft.
- Economic benefit from airport use outweighs benefit from application.
- Would set precedent for employment uses outside of allocated sites.
- Surplus of vacant industrial units across Thanet.
- Inadequate water and drainage supplies.
- Objections to wider development of industry and houses on site, including noise and dust pollution and excessive lorry movements.
- Loss of local heritage and history.
- Impact on aquifer.
- Landscape impact from extension.
- Conflict from use of access on airside of building.
- Noise and disturbance from use.
- Affects setting of Listed building and Conservation area.
- Significant increase in road traffic and poor public transport, foot and cycle access.
- No investigation of unexploded ordinance
- Overbearing impact and loss of outlook from the extension.
- Suggestion that land swap should be agreed with new owners.

8 supporting comments were received, outlining the following points (summarised):

- Economic benefits with creation of employment above airport.
- Local Plan is out of date
- Development is better for the environment and biodiversity than airport
- Activity from premises not noticeably different.
- Preservation of existing building and helps to prevent vandalism and dereliction.

**Minster Parish Council** – “The Parish Council strongly object to any change of use of the site and further considers that the sites should be left for aviation purposes only and that no further should be undertaken”.

**Acol Parish Council** – Extreme objections to any application when a Compulsory Purchase Order is under consideration by government departments and the new District Council. Additional comments on the traffic issues in the vicinity of the site, and particular policies of the new Draft Local Plan.

**Margate Civic Society** – Object, as applications are premature given the current situation awaiting recommendations of a Parliamentary Committee, with support from the Local Administration and Members of Parliament to support the airport.

## CONSULTATIONS

**Head of Economic Development and Regeneration** – Aware of businesses’ intention to relocate stating the arrangement of the existing units is not supporting their business and the units becoming increasingly obsolete and unfit for purpose. Generally still limited demand for larger units, which require significant capital investment and are usually built out by developer only when agreement is in place for the occupier to lease/purchase the completed scheme. Pleased to see more enquiries for units of this size, and the Council is supportive of encouraging new development in appropriate areas. The District’s employment sites contain very few existing units of this size, and not aware of any that will be available in the time frame required. There may be some opportunities for redevelopment of some of the employment sites - but not within the timeframe the operator requires.

**Kent County Council Highways and Transportation** – No objections subject to completion of off-site works to Spitfire junction before any development and conditions requiring provision and maintenance of parking and manoeuvring areas within the site and a visibility strip adjacent to the existing access.

**Environmental Health** – Given the former use and that the site overlies a sensitive ground water protection zone, recommend a watching brief condition in case any unsuspected contamination is discovered on site, and require oil/fuel interceptors for all surface water drainage or parking areas, with any discharge to ground requiring submission of details for the approval of the Local Planning Authority.

**Environment Agency** – Consider that planning permission could be granted for the proposed development if planning conditions are included covering no piling or other foundations design using penetrative measures and unsuspected contamination. Advice is provided to the applicant for the storage of oils, fuels or chemicals.

**Kent County Council Principal Archaeological Officer** – “I have checked our aerial photographic information and that on Google Earth and can confirm that the building was constructed between 2003 and 2007 by the airport. I have been trying to locate information

on whether the site was covered archaeologically at that time but have not been able to resolve that at the moment. I am happy therefore given the age of the building to advise that there is no need to undertake any historic assessment. Given the high archaeological sensitivity of the airport but taking account of the built nature of this area I think a watching brief of any groundworks would be appropriate.”

**Civil Aviation Authority** – Advise that the Local Authority should seek specialist advice regarding the potential impact of the building on the radar, potential navigation aid, and obstacle limitation services should the airport be returned to operation and be licensed.

**Southern Water** – Advise that there is no public and surface water sewer in the immediate vicinity of the site. The applicant is advised to examine alternative means of foul and surface water sewage disposal, with the Environment Agency needed to be directly consulted regarding the use of a private wastewater treatment works or septic tank drainage”

**Ministry Of Defence** – No safeguarding objections to this proposal.

## COMMENTS

The planning application has been called into Planning Committee by Cllr Ken Gregory and Cllr Bob Grove due to the local significance of the application and potential prejudicial impact on the future of Manston Airport.

The main considerations for the application are the principle of development, the impact on the character and appearance of the area, operational requirements of the airport, the highway impact from the development and any other planning matters.

### **Principle**

The site lies within the defined countryside. Thanet Local Plan Policy CC1 states that new development will not be permitted unless there is a need for the development that outweighs the need to protect the countryside. The site is also within the land allocated under saved local plan policy EC4, which is reserved for airside development, defined as uses with an operational requirement for direct access to aircraft and dependent on a location immediately adjacent to the runway, in order to provide for the operational development of the airport. Subsequent to the closure of the airport, the new draft Local Plan has been published. The draft plan is at an early stage of production having been through public consultation this year, It has limited weight in decisions on planning applications, however of relevance to this planning application is Policy SP05 – Manston Airport. This policy takes into account the closure of the Airport, stating that, in advance of an Airport Area Action Plan to explore the future development option for the site, proposals at the airport that would support the development, expansion and diversification of Manston Airport will be permitted subject to a number of factors. Both plans identify Manston Airport as having the potential to be a significant catalyst for economic growth, and seek to safeguard the airport from development that might prejudice the future operation and expansion of it, or be adversely affected by airport operations.

It has been outlined that the building was used previously as a transit facility for the importation of fruit and vegetables, and lies on the edge of the extent of the Airport site. The proposed development would use the building as a general industrial use, unrelated to the Airport; therefore the development would be contrary to Policy EC4 of the current Local Plan. The loss of the building as an airport use for cargo handling, whilst not currently required for the airport, would potentially lead to the need to create additional buildings within the Countryside if the airport operations were to resume. To use the building for the proposed general industrial use would also require extensive internal alterations, with external

extensions also proposed, indicating the building could be re-used were the airport operation to be resumed following similar refurbishment by new operators.

Notwithstanding this, the building is within a collection of vacant airport buildings fronting Spitfire Way on the edge of the airport, all with use of a gated vehicular access from Spitfire Way, accessible independently from the airport. A number of buildings and uses, both airport and non-airport related, are present on this section of Spitfire Way. Objections have been raised to the potential conflict between the proposed use of the building and the car parking area to the rear with use of the airport and Taxiway Delta to the rear, which runs along the rear boundary of the site. Given the building's location and access arrangements, it is possible that the building could be sectioned off without fundamentally affecting the main operation of the airport when compared to other central buildings within the airport site.

However in considering this application, wider economic objectives must also be taken into account. The NPPF states that planning decision making must proactively drive sustainable economic development. In this case the airport owners are making this application, however they have provided details of the business that intends to use the building. The business is currently based in Thanet and has been looking for facilities to expand their existing business into, requiring a large building around 3,700 sq metres in size to accommodate their existing floorspace to expand. It has been stated that no allocated employment sites within the district had buildings available at this scale, and that development of new buildings at existing allocated sites represented a high risk that property developers were reluctant to invest in. The Council's Head of Economic Development has advised that there is limited demand for new large scale general industrial buildings in Thanet, with no existing premises at any allocated employment sites suitable for this particular business or available within the timeframe required. Therefore the use of this building, as a large commercial unit, would provide premises not available elsewhere in the district, and would allow for an existing business based in Thanet to expand.

Therefore having regard to evidence of a lack of supply of industrial units of this size, the application may be considered to be an acceptable departure from Policies CC1 and EC4 of the Local Plan subject to all other material planning considerations.

### **Character and Appearance**

The development includes a remodelling of the external faces of the building, to include glazed curtain walling and composite cladding. These changes will not significantly affect the appearance of the building nor change its existing character, appearing as a modern warehouse building.

The site lies within the central chalk plateau, where care should be taken to avoid skyline intrusion and the loss or interruption of long views of the coast and sea. The site does not lie within or adjacent to any Conservation Area. The extension proposed will be 6metres higher than the existing building; however the extension is just over 10metres wide on a building that is 60metres wide, meaning the extension will appear proportionate to the scale of the existing building. The extension is also on the airside of the building, meaning that the views of the extension from Spitfire Way would be minimised by the mass of the existing building when viewed from ground level. Longer views across the airfield from Manston Road and from the west of the site along Spitfire Way will be possible; however the extension will be seen in the context of the existing buildings on this part of the airport. The materials used in the extension will match the remodelled building. Overall the extension will not appear out of keeping with the buildings surrounding the site nor obtrusive against the existing building. Whilst the increase of height will be visible, this would not cause significant skyline intrusion to damage long views on the Central Chalk Plateau, and the extension would therefore be in accordance with Local Plan Policies D1 and CC2.

## **Operational Requirements of the Airport**

The proposed extension would measure 15.8metres high. In the absence of an Aerodrome license holder, the Civil Aviation Authority (CAA) have advised that specialist advice from recognised air traffic control specialists is required to ensure that the proposed development, by virtue of the height of the extension, would not affect radar systems of the airport to compromise the operational ability of an airport to recommence. Therefore prior to any determination, a study to assess the impact of the extension on any radar and potential navigation aid and obstacle limitation services will need to be received and assessed by the Local Planning Authority to ensure that the extension would not fundamentally affect the potential operation of the airport from the site.

## **Archaeology**

The building in question is not listed, and is a modern building which has previously been used by the airport. This development would retain the building, securing its continued use, with an extension and minor alterations to the external faces of the modern structure. Therefore it is not considered reasonable for a historic assessment to be carried out on this particular building prior to the determination of the application, and this has been agreed with the Principal Archaeological Officer at Kent County Council. In terms of the proposed extension, given the location of the development on the Central Chalk Plateau, where there is a high probability of archaeological remains, a watching brief to monitor ground works would be required to be agreed prior to any development on the extension occurring.

## **Living Conditions**

The proposed general industrial use is around 150metres from the nearest residential properties in Bell-Davies Drive and Pouces Cottages, across a main carriageway. This distance is sufficient to ensure that no significant noise or disturbance would result from the development. Given the separation distance to residential properties, no overlooking or loss of light/outlook would result from the proposed extension.

## **Transportation**

The proposed development would use the existing gate access from Spitfire Way for vehicular access, which serves the collection of three buildings in this part of the airport. The access from Manston Road, shown on an earlier submission, has been removed following concern from KCC Highways and Transportation. One side of the gated access would be used for the building, with a new internal security fence erected, and visitor and staff vehicles would access the parking area at the south of the building via an access road down the side of the building, controlled by traffic lights. A total of 116 car parking spaces are shown on the layout plans, which covers the parking provision required for a building of the size proposed. Tracking for larger vehicles has been provided by the applicant, and these details show that the internal arrangement is suitable for the proposed use, with no objection from KCC Highways.

The existing access and building are within close proximity with Spitfire junction, where Spitfire Way and Manston Road meet. This junction is currently over capacity in terms of the number of trips occurring through the junction, currently resulting in difficulties in turning onto Manston Road from the north and south stem roads and ensuring backed up traffic. The visibility at this junction is also restricted. The development would result in an increase in traffic using this junction, and therefore the development would worsen an existing unsustainable highways situation. The applicant has submitted a plan showing alterations to road markings and kerb lines at the junction to widening the left turn lanes on Spitfire Way



and Manston Road. KCC have agreed that the mitigation works would mitigate the increase in vehicular traffic through the junction, and would require the work to be completed prior to the use of the development applied for. As the highways works involve land outside the site, a Grampian condition would be necessary to ensure that the work is completed before the planning permission can be implemented, to ensure that this highway impact is fully mitigated.

Following discussions with KCC Highways, the applicant has provided a plan showing a strip of land within their ownership which would be maintained free of obstruction between 1.05m and 2metres above ground level, to provide clear visibility to the north-east of the access when exiting the junction. This will improve the visibility of this access to handle the increased movements created by the proposed use.

Overall subject to conditions, the proposed development would not result in highways safety issues or the disruption to the free-flow of traffic.

### **Other Matters**

The site is not located in close proximity to any public sewer for drainage, and therefore the applicant will have to make alternative provision for the disposal of foul and surface water. This requires a Grampian condition, which would not allow any works to be carried out before details of this disposal is submitted and agreed by the Planning Department, to ensure no impact on the groundwater protection zone and the environment.

The site lies with the Groundwater Protection Zone, where adequate mitigations measures have to be incorporated into development proposal to prevent pollution of groundwater sources. The Environment Agency and the Council's Environmental Health team have stated the need to condition any approval to require prior approval of any discharge to the ground, interceptors covering run-off from parking areas, and use of non-penetrative methods of foundation design for the proposed extension. These conditions are reasonable given the need to prevent new development from contributing to unacceptable levels of water pollution in this sensitive location, in accordance with paragraph 109 of the NPPF.

The application only relates to Building 870, and any future applications for development of the airport site will be considered separately. The planning application must be considered on its own individual merits, and other suggested locations for the business to be located and potential land swap agreements are not under consideration.

Concerns have been raised that this application would set a precedent for development of airport buildings and development outside of allocated employment sites. Every planning application is considered on its own merits, and this application would not set a precedent if approved given the specificities of the case.

The potential presence of unexploded ordinance is not a material planning consideration, and if discovered this would be dealt with by the U.K military. The Ministry of Defence have raised no objection to the development.

### **Conclusion**

This is a finely balanced case. On the one hand, the proposal would result in the loss of an airport building for which there could be a need should the airport resume operations, therefore generating a requirement in the future for a replacement building elsewhere in the open countryside. However, on the other hand the applicant has made a strong and clear argument for the need for a building of this size to support a local business to expand, and as confirmed by the Head of Economic Development there are no currently identified

alternative buildings available elsewhere in the District for a business of this size to operate from. Although permission would run with the land and is not linked to the business that may intend to use it, it is clear that a need has been demonstrated for an industrial unit of that size, which does not appear to be available elsewhere in the District.

Having regard to all matters, it is recommended that the application be deferred and delegated to officers for approval subject to the receipt of specialist advice from recognised air traffic control specialists and verification from the CAA confirming that the proposed extension would not prejudice the potential operation of the airport.

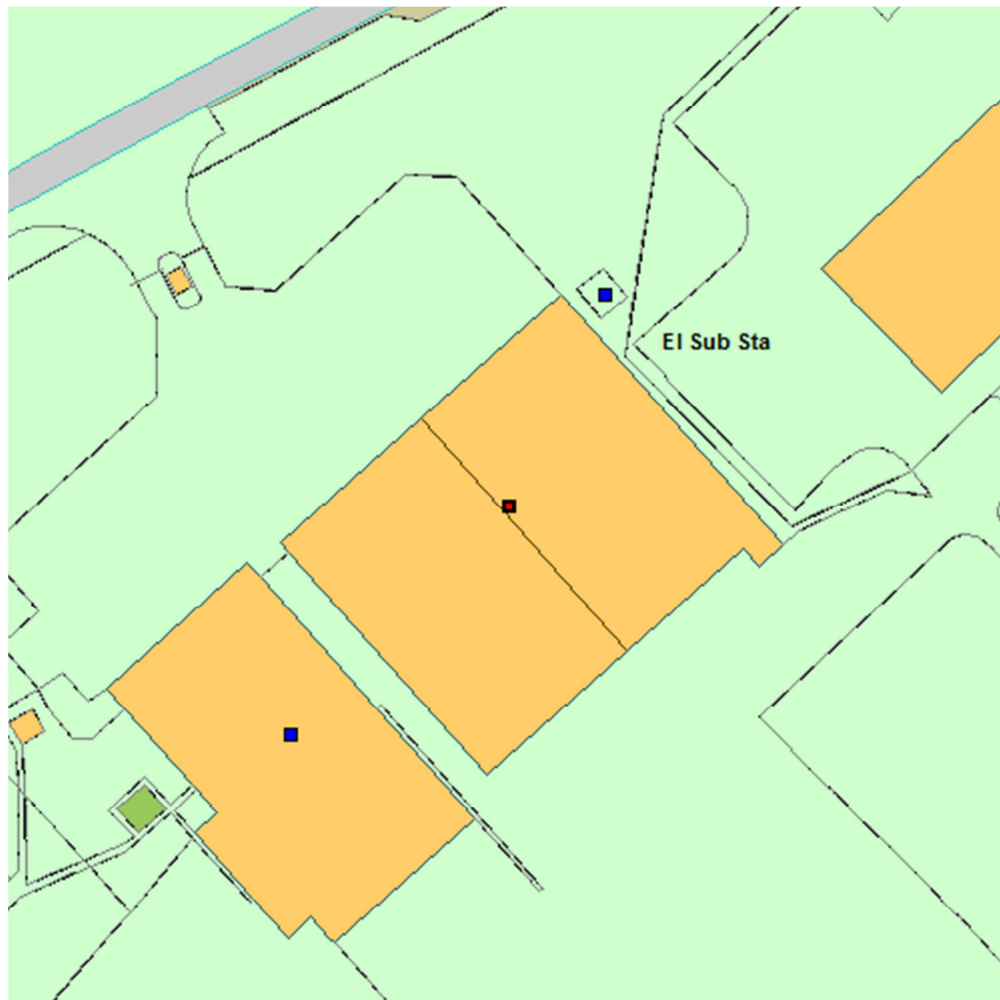
**Case Officer**  
Iain Livingstone

# Agenda Item 4c Annex 1

TITLE: F/TH/15/0457

Project Building 870, Manston Airport, Manston, Ramsgate, CT12 5BL

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**A01** **F/TH/15/0466**

**PROPOSAL:** Change of use from public house to tattoo parlour

**LOCATION:** The Flag And Whistle 19 Station Road MARGATE Kent

**WARD:** Westbrook

**AGENT:** No agent

**APPLICANT:** Mr G Vine

**RECOMMENDATION:** Approve

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 Purchase Act 2004).

- 2 The use of the premises hereby approved shall not be used other than between the hours of 1000 and 2300 Monday to Saturday in any week and between the hours of 1000 and 1800 on any Sunday or Bank Holiday.

**GROUND:**

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy D1 of the Thanet Local Plan.

**INFORMATIVE 1**

The applicant is advised to consult with Thanet District Council Licensing Team and Health and Safety Team for matters such as registration/licensing documents and needle/waste disposal. Please contact Environmental Health, Thanet District Council, PO Box 9, Cecil Street, Margate, Kent, CT9 1XZ (Telephone 01843 577580) or email [environmental.health@thanet.gov.uk](mailto:environmental.health@thanet.gov.uk)

SITE, LOCATION AND DESCRIPTION

The site is located on the corner of Station Road, opposite the Grade II listed Margate train station, adjacent to the Margate Conservation Area and Grade II listed Buenos Ayres. The building was formerly used as the Flag and Whistle Pub and has been unused for some time.

RELEVANT PLANNING HISTORY

Application No. F/TH/07/0879  
Status: DEC  
Description: Erection of awnings on front elevation  
Decision: Granted Dated: 06/09/2007

Application No. F/TH/11/0025  
Status: DEC  
Description: Change of use of first, second and third floors to 3 No. 2 bed flats, with glazed walkway at 1st floor level.  
Decision: Granted Dated: 18/03/2011

### PROPOSED DEVELOPMENT

Permission is sought to change the use of the building to a tattoo studio. Permission is not sought for external alterations. While the outside of the building has been painted and a new mounted sign has been placed these do not require the benefit of planning permission.

### DEVELOPMENT PLAN POLICIES

D1-Design  
CF1-Community facilities  
TR16- Car Parking

### NOTIFICATIONS

Neighbouring property occupiers were written to, a notice placed on a nearby lamp post and advertisement placed in the paper. To date two letters of support have been received outlining that bringing the empty boarded up property back into use will generate more business and be an improvement upon the unused pub.

### CONSULTATIONS

**Environmental Health Officer-** "On reviewing the application Environmental Health have no comments to raise at this point."

**Conservation Officer-** "In my view I consider that the proposal will have no detrimental impact to the character and appearance of the host building and therefore it will no significant harm to the character and appearance of the conservation area and the setting of the listed buildings."

### COMMENTS

The application has been called in to planning committee by Councillor Sam Bambridge to consider the impact of the proposal upon the character and appearance of the surrounding area.

### **Principle**

Policy CF1 of the Thanet Local Plan and paragraph 70 the National Planning Policy Framework strongly support the retention of community facilities including pubs, unless there is evidence to suggest that the community use of a building is no longer required. Policy CF1 states that planning permission for the change of use or re-use of existing community facilities will only be granted if it is demonstrated that there is no longer a sufficient need for facility to warrant retention for community use or it can be demonstrated that adequate

alternative accommodation appropriate to community use, and suitably located, will be provided.

The applicant has outlined within a submitted statement that the property has not been used as a public house for seven years and marketing information including a copy of the advertisement and emails from the Pubs and Restaurants Negotiator at Christie and Co. Agents outlining how the property was marketed. This outlines that the property was marketed as a pub plus development potential from 26 January 2009 to 4 May 2010 at a price of £185,000. He outlines that 9 offers were made, four were far below the asking price, one applicant retracted due to lack of funding, two were interested in the property's development potential and two intended to change the use of the pub to retail use. The agent has opined that "the unit has been closed for such a long period of time and does not offer good location in a semi-affluent area, it would be extremely difficult to make a profitable business out of it as a public house."

Given this information I am satisfied that the property has been marketed appropriately for a period in excess of a year, an adequate time period and there was not interest to continue the use as a public house suggesting that there is not the need to warrant this community facility in this location. In view of this the principle of the change of use of this property is considered acceptable.

### **Character and Appearance**

Cllr Bambridge has raised concerns that the use of the building as a tattoo studio would be viewed immediately by people arriving in Margate by train.

The Flag and Whistle is located directly adjacent to the Margate Conservation Area and Grade II listed no.s 1-13 Buenos Ayres. These are listed as being a mid 19th Century terrace and are largely residential with some hotel and café uses.

Paragraph 131 of The National Planning Policy Framework requires local authorities to "take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation". Thanet Local Plan Policy D1 requires new development to respect or enhance the character and appearance of the surrounding area.

The application does not propose external works. Whilst some associated decoration of the property has already taken place these do not require the benefit of planning permission or advertisement consent.

The Council's Conservation Officer has raised no concerns stating "In my view I consider that the proposal will have no detrimental impact to the character and appearance of the host building and therefore it will no significant harm to the character and appearance of the conservation area and the setting of the listed buildings."

While I consider the change of use from a pub to tattoo studio would have some impact upon the character of the surrounding area, the proposal would bring this long term empty building back into use, adding some activity to this area. In my view the proposed use would not prove harmful to the character and appearance of the surrounding area. Therefore the scheme is considered to accord with the National Planning Policy Framework and Thanet Local Plan Policy D1.

### **Living Conditions**

The applicant is proposing to use the tattoo studio between the hours of 10 am and 11pm Mondays to Saturdays and 10am to 6pm Sundays. The Council's Environmental Health Officer made no comments with regard to the proposal.

Permission was approved to convert the upper floors to flats under application reference F/TH/11/0025 which appears to have been implemented.

The previous pub use was historic with no planning conditions to control operating hours or noise. Given the previous use, which would have operated similar opening hours or more, and that the property could be returned to this use without the need for a planning application I consider the proposed use would not adversely affect the living conditions of neighbouring property occupiers.

### **Transportation**

The site is easily accessible located within close proximity to public transport links and is adjacent to a pay and display car park which is considered to provide ample parking for the proposed use. The proposal is therefore considered to be sustainable and would not adversely affect highway safety.

### **Conclusion**

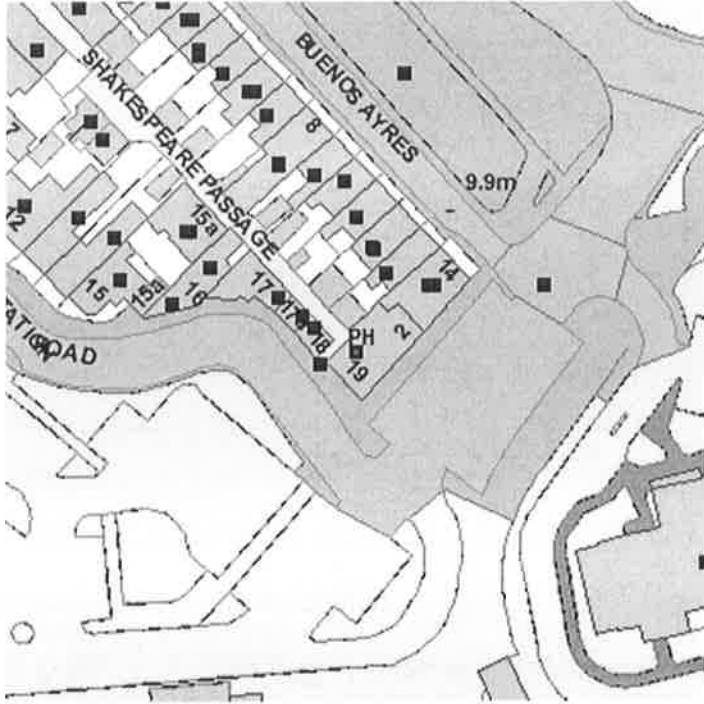
In view of the above it is recommended that permission is approved subject to safeguarding conditions.

**Case Officer**  
Cheryl Macer



TITLE: F/TH/15/0466

Project The Flag And Whistle 19 Station Road MARGATE Kent



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**A02** **F/TH/15/0535**

PROPOSAL: Change of use from retail to restaurant/cafe use

LOCATION: 2 Westwood Cross Margate Road Broadstairs Kent CT10 2BF

WARD: Northwood

AGENT: Mr G Morris

APPLICANT: Land Securities

RECOMMENDATION: **Approve**

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 Purchase Act 2004).

SITE, LOCATION AND DESCRIPTION

The site is located within Westwood Cross, which is defined as a town centre on the Thanet Local Plan Proposals Map. Westwood Cross is predominantly characterised by A1 retail development, but includes ancillary cafes and coffee shops. The application site consists of an end unit, with an angled entrance and a shop window fronting the main walkway. Adjacent to and adjoining the unit are retail units, and opposite the site is public open space and car parking.

PROPOSED DEVELOPMENT

The application is for the change of use of an existing retail unit to cafe/restaurant use. The unit has a floor area of 704sqm.

DEVELOPMENT PLAN POLICIES

**Thanet Local Plan (2006)**

TR18 - Car Parking at Westwood

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. No letters of objection received.

**Broadstairs Town Council** - Recommend refusal due to non-receipt of planning information.

COMMENTS

The application has been called to planning committee by Councillor Roy Dexter, to allow members to consider the potential impact of a cafe/restaurant use within the existing retail centre.

### **Principle**

The site lies within an area defined on the Thanet Local Plan Proposals Map as Westwood Town Centre. Paragraph 24 of the National Planning Policy Framework states that Local Planning Authorities should require applications for town centre uses to be located in town centres, and the definition of main town centre uses within the NPPF includes restaurants. The proposal complies with national guidance, and is therefore considered acceptable in principle.

### **Highway Safety**

The floor area of the unit is not increasing, and it is located within a town centre where a variety of units are visited during each trip to the centre. The proposed use is therefore unlikely to significantly increase vehicle movements or the need for parking. The impact on highway safety is therefore considered to be acceptable.

### **Conclusion**

The site lies within the town centre where town centre uses, such as cafes/restaurants are considered to be acceptable. There is considered to be no impact on highway safety. It is therefore recommended that members approve the application.

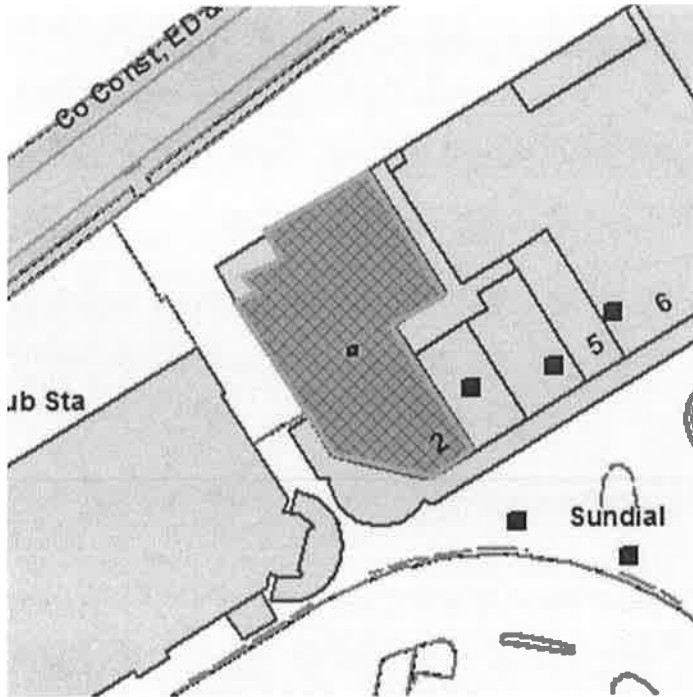
### **Case Officer**

Emma Fibbens

TITLE: F/TH/15/0535

Project 2 Westwood Cross, Margate Road Broadstairs Kent CT10 2BF

Scale:



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**D03** **OL/TH/15/0020**

**PROPOSAL:** Outline application for the erection of a block of 56no. extra care units, 56no. dwellings and community use building with retail unit, following demolition of existing buildings and structures, including access

**LOCATION:** Jentex Oil Depot Canterbury Road West RAMSGATE Kent CT12 5DU

**WARD:** Cliffsend And Pegwell

**APPLICANT:** Mr A Jenkins

**RECOMMENDATION:** **Defer & Delegate**

Defer and delegate to Head of Built Environment to approve subject to the making of an agreement under section 106 of the Town and Country Planning Act 1990 as set out in this report and subject to the following safeguarding conditions:

- 1 Approval of the details of the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

**GROUND:**

As no such details have been submitted.

- 2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

**GROUND:**

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 5 Details to be submitted pursuant to condition 1 above shall include a detailed sustainable surface water drainage scheme. The detailed drainage scheme shall be based on the preliminary strategy prepared by Idom Merebrook consultants and shall

demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted 6.4l/s for all storms up to (and including) the climate change adjusted 100yr critical storm.

**GROUND:**

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions, in accordance with the NPPF.

- 6 No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
- iii) evidence in written form to demonstrate that the capacity, condition and connectivity of the brick culvert has been investigated so as to ensure it will be capable of accommodating the runoff from this development throughout its likely lifetime. The submitted evidence shall include confirmation that the operating authority or owner is content with the intended discharge.

**GROUND:**

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions, in accordance with the NPPF.

- 7 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 protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

- 8 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:
- (i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority; and
  - (ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a 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 advice contained within the NPPF.



- 9 No development approved by this planning permission shall take place until a remediation strategy that includes the following components 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.
- Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

**GROUND:**

To prevent pollution of controlled waters and comply with the National Planning Policy Framework (NPPF).

- 10 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 prevent pollution of controlled waters and comply with the National Planning Policy Framework (NPPF).

- 11 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

**GROUND:**

To prevent pollution of controlled waters and comply with the NPPF.

- 12 No development shall take place until details of the means of foul disposal have been submitted to and agreed 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 advice contained within the NPPF.

- 13 Details to be submitted in pursuant of Condition 1 above shall include mitigation measures to minimise noise from the airport and nearby road, in accordance with the recommendations set out in the Environmental Noise Survey Report, dated 5th February 2013.

**GROUND:**

To protect the future occupants of the development, in accordance with Policies EP7 and D1 of the Thanet Local Plan.

- 14 Details to be submitted in pursuant of Condition 1 above shall include the provision of 980sqm of play area provision, of which 36% shall be equipped play and 64% shall be casual/informal playspace.

**GROUND:**

To serve the development in accordance with Policy SR5 of the Thanet Local Plan.

- 15 Details to be submitted pursuant to Condition 1 above shall include the location and design of the equipped play area. The equipped play area shall be provided prior to the first occupation of the development, and in accordance with the approved details.

**GROUND:**

To serve the development in accordance with Policy SR5 of the Thanet Local Plan.

- 16 The details to be submitted pursuant to Condition 1 above shall include the provision of 44no. off-street car parking spaces to serve the Extra Care Facility, and all other parking shall be in accordance with Kent Design Interim Guidance Note 3.

**GROUND:**

In the interests of highway safety

- 17 Details to be submitted in pursuant of Condition 1 above shall include the proposed levels and section plans through the site.

**GROUND:**

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

- 18 No development shall take place until the highway improvement works, including the new 1.8m wide pavement, pedestrian crossing and two new bus stops, as shown on the approved plan numbered SK001 Rev C, have been completed in accordance with the specifications set out in the Kent Design Guide.

**GROUND:**

In the interests of highway safety and to improve the sustainability of the site.

- 19 The details to be submitted in pursuant of Condition 1 above shall include a swept path analysis for pantechnicons and emergency vehicles within the site.

**GROUND:**

In the interests of highway safety.

- 20 No more than 25% of the total floor area of the community building hereby permitted shall be used for the sale of retail goods.

**GROUND:**

To retain the community building and support the sustainability of the site, in accordance with the guidance contained within the NPPF.

- 21 Details to be submitted in pursuant of Condition 1 above shall include the location, size and phasing of the affordable housing units.

**GROUND:**

To promote mixed and balanced communities in accordance with Policy H14 of the Thanet Local Plan.

- 22 Prior to the first occupation of the development hereby permitted, the 43m x 2m x 43m visibility splays shown on the approved plan numbered SK001 Rev C for both of the new accesses, shall be provided and thereafter maintained, with no obstructions over 1m above carriageway level.

**GROUND:**

In the interest of highway safety.

- 23 Prior to the commencement of development hereby permitted, details of the loading/unloading and turning facilities for construction vehicles, and provision of parking facilities for site personnel and visitors, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be made available prior to the commencement of development, and for the duration of construction.

**GROUND:**

In the interest of highway safety.

- 24 The vehicular accesses hereby permitted shall be provided prior to the first occupation of the development.

**GROUND:**

In the interest of highway safety.

- 25 Details to be submitted pursuant to Condition 1 above shall show the gradient of the accesses to be no steeper than 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.

- 26 Prior to the first occupation of the development hereby permitted, the visibility splays at the pedestrian crossing points, as shown on the approved plan numbered SK001 Rev C, shall be provided and thereafter maintained, with no obstructions over 0.6m above footway level.

**GROUND:**

In the interest of highway safety.

- 27 The details to be submitted pursuant to Condition 1 above shall include the use of dark weatherboarding, and pantiles on the Extra Care facility, with details to be submitted.

**GROUND:**

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

- 28 Details to be submitted in pursuant of Condition 1 above shall show development not exceeding the building heights shown in the illustrative section plan, numbered

**GROUND:**

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

- 29 The details to be submitted in pursuant of Condition 1 above shall show at least 15% of the development provided as lifetime homes and wheelchair housing.

**GROUND:**

To meet a range of community needs, in accordance with Policy H8 of the Thanet Local Plan.

- 30 All dwellings hereby permitted shall be provided with Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity (internal min speed of 100mb to each building)

**GROUND:**

To serve the future occupants of the development in accordance with Policy D1 of the Thanet Local Plan and the guidance contained within the NPPF.

- 31 The sheltered flats hereby permitted shall only be occupied by persons of 55 years of age or over, together with a spouse or partner.

**GROUND:**

In the interests of proper planning of the area and in compliance with Thanet Local Plan Policy TR16.

### SITE, LOCATION AND DESCRIPTION

The site lies to the north-west of the village, and falls outside of the village confines. It is a site of 2.05 hectares, and is currently occupied by Jentex, an oil storage depot. Adjacent to the eastern boundary of the site, and opposite part of the site to the south, is residential development, which is semi-detached and detached, and which does not exceed 2-storey in height. Adjacent to the northern boundary of the site is Manston Airport, and adjacent to the western boundary of the site is open grassland. Part of the land opposite the site to the south is agricultural land. The site is currently occupied by two oil storage tanks, a small office building, and five other small storage buildings and workshops. The majority of the site is open, with space for parking and storage, and there are a few trees to the front of the site and along the eastern boundary.

### RELEVANT PLANNING HISTORY

No relevant site history.

## PROPOSED DEVELOPMENT

The proposal is for the redevelopment of the site, and includes the removal of the two oil storage tanks and associated buildings, and the erection of 56no. dwellings and 56no. Extra Care units. Of the 56no. dwellings, the applicant is proposing that 25no. of these will be family houses of 3 and 4 bedrooms, 16no. will be 'retirement' cottages, and 15no. will be bungalows (mostly 2-bed units but larger in size, 75Sqm to 81sqm, to accommodate special pieces of furniture). The intention of the applicant is to establish a unique 'rural hub' that integrates families, young couples and singles with active younger retirees and older frailer people, in order to provide a sustainable community, and therefore they intend to provide a range of graduated housing with care choices on site, which will enable older people to continue to live independently in the local community, along with good quality Extra Care accommodation that is fit for modern purpose. In addition to the residential units, a 2-storey community building is proposed that accommodates meeting space, an office and a small retail unit.

The application is in outline form only, with only vehicular access requiring consideration. All other matters are reserved for future consideration. However, in order to prove that the site can accommodate the number of units proposed, illustrative layout and elevation plans have been submitted.

With regards to the access, two vehicular access points into the site are proposed, along with a number of other highway improvements.

## DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

EC12 - Retention of Employment Site  
CC1 - Development in the Countryside  
H1 - Housing  
H8 - Size and Type of Housing  
H14 - Affordable Housing  
SR5 - Play space  
TR12 - Cycle Parking  
TR16 - Parking Provision  
CF1 - Community Facility  
EP7 - Noise

## NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted.

Two letters of objection have been received. The main concerns are:

- Affordable housing on the site will devalue home,
- Increased crime,
- Increased traffic,
- Risk of accidents,
- Increase noise,
- Occupancy of units should include residents of Ramsgate, not just those from Cliffsend.

One letter of support has been received on the grounds that this later life accommodation is desperately needed, the site will be part of the community, and the community facilities proposed are really needed in the village.

**Cliffsend Parish Council** - Offer support to the application, but would like to see a limit on the times that the contractors can work on the site (8-6pm Monday-Friday) and also ensure roads and entrance/exits are kept free of mud and debris.

**Ramsgate Conservation Area Advisory Group** - Approved with the proviso that an archaeological recording of FIDO petrol tanks are made, as well as any other wartime uses.

**Cliffsend Residents Association** - No objections.

## CONSULTATIONS

**KCC Highways and Transportation** - I have no objections in respect of highway matters in response to the amended drawings. The proposed accesses and highway alterations are acceptable in principle. Whilst the indicative layout shows a shortfall of car parking spaces, I am content that a sufficient amount of parking can be provided with alterations to this layout or the provision of an alternative layout at the reserved matters stage. It may not be necessary to provide additional parking if suitable controls are in place on the nature of occupancy of the independent residential units. I understand the internal access roads are to remain private. Safeguarding conditions are required.

**Environment Agency** - There is limited contamination in the ground that will affect the development proposals. Based on this and previously submitted information, we consider that planning permission could be granted for the proposed development if safeguarding conditions are included.

**Southern Water** - There is currently inadequate capacity in the local sewerage network to accommodate the proposed storm flows. It is recommended that a localised solution such as the use of soakaways or direct connection to the watercourse be considered for the storm runoff drainage. There is currently adequate capacity within the local sewerage network to accommodate a foul flow from the proposed development. Safeguarding conditions that seek further information are required.

**KCC Flood Risk Project Officer** - Confirm that they are generally satisfied with the surface water management principles outlined within the submitted FRA/SWMS. Safeguarding conditions requiring further details as part of the reserved matters application are required.

**Environmental Health Officer** - In assessing the Environmental Noise Survey Report, I am satisfied with the methodology, assessment and concur with the conclusions. Provided that mitigation suitable for a site falling within NEC C is fully implemented I have no objection to the proposal whether Manston remains an airport or not.

**KCC Commissioning Manager** - The Jentex Group of Companies has engaged with KCC from a very early stage in the development of the proposals for the Jentex site and they continue to do so. We continue to be supportive of the development of the provision of Later Life Cottages, Bungalows and Extra Care Housing at the Jentex site. The proposal offers a unique range of housing choices and responds to and will contribute to many desired health and social care outcomes in Thanet.

**Crime Prevention Design Advisor** - Have some concerns with the indicative layout and suggests that the agent contacts them to discuss the layout prior to the submission of a reserved matters application.

**Senior Archaeological Officer** - The site lies within an area which has high potential for prehistoric and later settlement and burial sites. In view of the archaeological potential, a condition requiring archaeological field evaluation works is required.

**Senior Strategic Housing Officer** - No objections to the 30% affordable housing provision, but requires that in terms of the allocation of the affordable housing units, Thanet District Council have 100% nomination rights to the units for households on the Housing Register, with priority being given to local residents of the parish.

**KCC Development Project Manager** - Require a financial contribution of £4000 per applicable unit towards Phase 1 of the new Primary School at St Georges, and £5377.77 towards additional library book stock, to mitigate the impact of the new borrowers from this development, supplied to the local Library at Ramsgate.

## COMMENTS

This application has been brought before members as it involves the loss of employment land, and the erection of housing development within the countryside, and is therefore a departure to Thanet Local Plan Policies EC12 and H1.

### **Principle**

#### - Loss of Employment Land

The application site is allocated as land to be retained for employment use within the Thanet Local Plan. Policy EC12 states that the site is to be retained for employment uses falling within use classes B1 and B8 in locations close to residential areas, with additional B2 use for sites away from residential areas. The proposal is to re-develop the site for residential use, and is therefore contrary to Policy EC12 of the Thanet Local Plan.

The applicant has advised that the Jentex storage installation is no longer required, as operational changes affecting the supply of marine oil to the Kent Ports have significantly reduced the requirement for oil storage at the Cliffsend site. Most oil distribution is now made direct from the refinery, with only two of the original six oil storage tanks remaining on site. The applicant has confirmed that only one of these tanks are now used, and never to more than 25% of its capacity. This shift in the industry means that a site of this size is no longer required, and so it is the Company's intention to relocate to a much smaller site, consisting of a small office and vehicle depot. The continued use of the land by Jentex Oil Depot is therefore no longer required.

The current layout of the site specifically suits the needs of the existing oil storage use, with two oil tanks, a small office building, and five other small storage buildings and workshops scattered across the site. Most of the site consists of open land, having either previously been occupied by oil tanks or used for parking. Whilst the principle of alternative employment uses would be supported on this site, it is only likely to be an open storage use that could occupy the site in its current format. For any other employment uses, larger office space or storage/industrial units would be required, which could only be provided through the redevelopment of the site. This significantly limits the potential future occupation of the site by alternative employment uses, especially given its isolated village location.

Jentex occupies a large site, but currently it only employs seven people. The proposed uses include a care home, which although not an industrial/office/storage use, would employ approximately forty people in a business that may also be more likely to suit the employment needs of the village, and as such the change of use of the land could still continue to support economic growth in a rural area, in accordance with paragraph 28 of the NPPF.

Para 22 of the National Planning Policy Framework (NPPF) states that 'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land and buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.' An employment land review has been carried out by the Council, which has identified that Thanet has an over-supply of employment land. Following an assessment of existing employment sites, Jentex is no longer allocated as an employment site within the Draft Thanet Local Plan Preferred Options Consultation document. Whilst the policies contained within the Preferred Options document carry little weight at this time, they indicate the Council's intentions and are supported by evidence.

For the reasons above it is therefore considered that the change of use of land from an employment use to an alternative non-employment use is acceptable in principle, subject to there being a need for the proposed use that will support sustainable local communities.

#### - Development in the Countryside

Policy H1 of the Thanet Local Plan states that residential development on non-allocated sites will be permitted only on previously developed land within the existing built-up confines. The application site lies outside of the village confines, meaning that the proposal is contrary to Policy H1 of the Thanet Local Plan. However, the site has been allocated as a housing site within the Draft Thanet Local Plan Preferred Options Consultation document, and whilst this currently has limited weight, the evidence supports the allocation of this site for housing in both suitability and deliverability terms.

Policy CC1 states that 'within the countryside, new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside'.

There is a current need for housing within Thanet. The NPPF states in para 49 that housing applications should be considered in the context of the presumption in favour of sustainable development. In determining whether the development of the site is acceptable, the need for housing in the district will therefore need to be balanced against other issues such as the loss of employment land, impact on the countryside, sustainability of the site, character and appearance of the proposed development, and highway safety.

Whilst the site is located within Cliffsend Village, where there are few facilities and services, the Council's housing strategy for the future includes making modest provision at rural settlements to meet identified need for affordable homes and to provide locational choice, and therefore a number of village sites have been allocated within the Draft Thanet Local Plan Preferred Options Consultation document. The application site is one of those allocated as a result of the Strategic Housing Land Availability Assessment, which looks at the suitability and availability of sites, and on the basis of this allocation it is considered that the proposed development would amount to sustainable development, subject to the introduction of highway improvements to improve pedestrian accessibility around the site.

#### - Community Facilities



The application includes a proposal for a community building to be located to the centre of the site, with easy access from Canterbury Road West. It will serve the future occupants of the site, but will also be available for use by existing occupants within the village. The existing village hall and shop within Cliffsend is located to the south of the village, and is not easily accessible by the less mobile residents living to the north of the village. The planning agent has advised that through their public consultation they identified groups that use the hall who commented that they are constrained by space and availability, and as such there is a need for an additional community facility. It is proposed that the new community building will offer a shared flexible space that can be used for classes, clubs and any other activities required by the community, and will incorporate a new small retail unit to meet the needs of the local catchment area. The building and retail unit will be managed on site in conjunction with the extra care facility.

Policy CF1 of the Thanet Local Plan states that 'planning permission will be granted for new community facilities if the proposals are not contrary to other local plan policies and the community use and location are demonstrated as appropriate'. Furthermore, paragraphs 28 and 70 of the NPPF advises that decisions should plan positively for the provision and use of shared space, community facilities (such as local shops and meeting places) and other local services to enhance the sustainability of communities and residential environments, especially in villages where such a proposal would help to support the rural economy.

The principle of the proposed community building and shop is therefore considered to be acceptable in policy terms, but would also be of particular benefit to this specific site proposal that contains a large number of units to be occupied by the elderly. The provision of a community building and shop that could be used daily by the future residents will provide an opportunity for them to retain their independence and meet with other residents within the village, and as a result is considered to significantly improve the sustainability of the proposed development. Without the provision of the community building the sustainability of the development is significantly affected, and as such there is a requirement for the community building to be provided via the legal agreement, which the agent has agreed to.

### **Size and Type of Housing**

There is a need for a mix in the size and type of housing, with Policy H8 of the Thanet Local Plan stating that 'on sites where 10 or more residential units are proposed, the council will require a mix of dwelling sizes and types to meet a range of community needs'. In addition, paragraph 50 of the NPPF advises that local planning authorities 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'. Current evidence from the Strategic Housing Market Assessment (SHMA) suggests that there is a shortage of larger family homes of three bedrooms or more, as well as a solid demand for smaller homes to house the increasing number of older single people.

Policy H07 contained within the Draft Thanet Local Plan Preferred Options Consultation document advises that it is the Council's intention to approve applications that provide good quality accommodation that is needed to support the housing and care requirements of Thanet's community (including provision of facilities and services which will support independent living).

Although this could not be required through this planning permission, the applicant has indicated that he intends to provide 25no. family houses of 3 and 4 bedrooms, 16no. retirement cottages, 15no. bungalows (mostly 2-bed units but larger in size, 75Sqm to 81sqm, to accommodate special pieces of furniture), and 56no. Extra Care units. The retirement cottages and bungalows are to be fitted with assistive technology, allowing them

to be linked to the on site care and support operator for the delivery of personal and domiciliary care.

KCC's draft accommodation strategy for adult social care has been published and identifies a need within Thanet for 278 Extra Care units up to the year 2021, confirming that there is a need for the proposed Extra Care facility within Thanet. The Commissioning Manager at KCC has been consulted and has advised that there is a growing need for the specific type of accommodation being offered as part of the proposal, and that it helps to provide older people with positive housing choices that are more likely to encourage older people to move out of their existing home, helping to tackle wider housing issues such as under-occupancy. They confirm that they are supportive of the proposed development, which offers a unique range of housing choices, and which responds to and will contribute to many desired health and social care outcomes in Thanet. This provision within the proposal is in principle acceptable, in so far as it would address a need.

The agent has agreed that 15% of units will be lifetime homes and wheelchair housing.

The size and type of units to be provided is therefore considered to be acceptable, and in accordance with Policy H8 of the Thanet Local Plan, and the requirements of the NPPF.

### **Affordable Housing**

The Cliffsend Housing Needs Survey, which was published in April 2013, identifies where there is a shortfall in affordable housing provision within the Parish. There was only a 29% response rate to the survey; however, from the responses received a need for up to 8 affordable homes was identified. This consisted of 6 social rented units (3 x 1-bed, 2 x 2-bed, 1 x 3-bed) and 2 shared ownership units (1 x 2-bed and 1 x 3-bed). A need for one retirement home/sheltered housing unit was also identified.

Policy H14 of the Thanet Local Plan requires that 30% affordable housing is provided for sites of development for 15 units or more. The proposal includes the provision of 17no. Extra Care units and 17 dwellings as affordable housing, which meets the minimum 30% requirement. The size of units to be provided as affordable are proportionate to the overall number, and consist of a mix of 1, 2 and 3-4 bed accommodation. Whilst the layout of the development is not being agreed at this stage, the agent has agreed to the "pepper potting" of the affordable units across the site, and the provision of 70% affordable rent units and 30% shared ownership units. The Senior Strategic Housing Officer has no objections to the proposal as it will meet the housing need for the village, and provide additional affordable housing for the district, but she has recommended that Thanet District Council be given 100% nomination rights to the units to households on the Housing Register, as priority would normally be given to local residents of the parish. This would then cascade down to residents from the other parishes before cascading again to other households on the housing register.

The affordable housing provision forms part of the legal agreement, with the number and type of affordable units, along with nomination rights for Thanet District Council agreed. Further details of location and phasing are to be submitted as part of the reserved matters application.

### **Character and Appearance**

The application is in outline form only, with the layout, scale and appearance reserved for future consideration. However, an illustrative layout and elevation plan has been submitted as part of the application, which shows the possible siting and height of units. The site falls

within the countryside, but is previously developed land, given its current employment use. There is open land adjacent and opposite the site, and therefore long views of the development will be possible from surrounding roads. Given its prominent location at the entrance to Clifftend Village, a sympathetic development that appears in keeping with the rural character of the village is essential.

The site has varied levels, with the front tier of the site level with the road, and the rear tier approximately 7m higher, but the agent has confirmed that no part of the development will exceed the height of the existing oil storage tanks, which are located on the middle tier of the site and are the equivalent height of a 2-storey dwelling. The units located on the rear tier of the site at the highest level are shown on the illustrative plan as bungalows, preventing any dominating appearance.

The illustrative layout plan shows the location of the extra care building within the south east corner of the site, adjacent to existing development, and whilst the building is quite wide, it has a staggered elevation, with part of the frontage building setback by approximately 5m, and the remainder of the building extending back into the site, and set away from both side elevations. The building is 2-storey in height with rooms within the roof, and the illustrative elevations suggest that the building would be clad with dark weatherboarding and pantile tiles to give a rural barn appearance. Overall, whilst the building will appear significantly larger than typical building types within Clifftend, this size is necessary to suit its use as an extra care facility, and it is considered that enough has been done in relation to its layout, height, design and materials to break up the overall appearance and scale of the building, and create a development that can be positively integrated into this rural village. The illustrative layout and elevation plan therefore prove that there is an acceptable solution that would enable a 56no. Extra Care facility to appear in keeping with the rural character of the village.

The indicative layout plan shows that there would be a mix in the type of dwellings to be provided, which will include a few terrace blocks, but also semi-detached and detached dwellings. The semi-detached and detached are mainly located to the front and western side of the site, and are 2-storey in height, and will therefore appear in keeping with the street-scene and surrounding development. The terrace blocks are located mainly to the rear, and include bungalows, cottages and larger family dwellings. Whilst the presence of terraced dwellings are less common within the village, the illustrative perspectives suggest that their design could appear in keeping with the rural character of the village if a stable/barn design is again used, along with the dark weatherboarding. The terraces are also not particularly wide, with only three or four dwellings making up most of the blocks, and they are integrated with the semi-detached and detached dwellings.

To the front of the site a row of two terraces lie parallel to the proposed community building, which is setback into the site behind the open space. This provides a unique layout, with the modern community building sited at the head of the open space, giving it an accessible appearance. The terrace dwellings are located side on to the road, so it is essential that the end unit is designed to front the road, and terrace units are of a good quality design that compliments the appearance of the community building.

A variety of open space and areas of landscaping are provided around the site, and the illustrative plans suggest that there will be the planting of semi-mature trees, along with other areas of soft landscaping, especially along the front boundary adjacent to the extra care building.

Overall, the number of units proposed is considered to be acceptable, as the illustrative plans show that they can be accommodated on the site without a detrimental impact to visual amenities, and the potential design and layout of the proposed development for the

erection of the proposed number of dwellings is generally considered to be in keeping with the rural character of the village. The impact on the character and appearance of the area and surrounding countryside is therefore considered to be acceptable.

### **Living Conditions**

The application is in outline form only; however, based on the indicative layout plan, the proposed development has a minimum distance of 28m to any adjacent neighbouring property to the east, and a minimum distance of 19m to any neighbouring property opposite the site to the south, and is therefore unlikely to impact upon neighbouring light or outlook. Loss of privacy is also unlikely to be a concern at these distances, however a full assessment of the impact will take place through the reserved matters applications when the design and layout of buildings, including window locations, are available.

### **Highway Safety**

As part of the application a Transport Statement has been submitted, which concludes that whilst there will be a small increase in trips generated by the proposal, they will be small in number and spread evenly throughout the day, and can therefore be considered to have no material effect on the operation of the local highway network. In addition, the statement advises that traffic levels on Canterbury Road West are now significantly lower than 10 years ago as a result of changed traffic conditions, and the proposed use will generate a much smaller proportion of HGV traffic when compared to the existing use. The Development Planner at KCC Highways and Transportation is of the opinion that the Transport Statement satisfactorily demonstrates that the proposed development will not generate an overbearing additional demand when compared to the worst case extant uses on the site.

The agent has confirmed his intention for the road leading into the application site to be privately owned, and as such KCC have raised no concerns with the indicative layout plan, which accommodates areas of shared surfacing. Appropriate sightlines of 2.4m x 43m have been indicated on the proposed highway plan, and so in principle there are no objections to the proposed access.

Off-street parking has been identified on the indicative layout plan in the form of 18no. spaces for the retirement cottages, 16no. spaces for the bungalows, 48no. spaces for the 25no. family dwellings, and 44no. spaces for the 56no. Extra Care units. Some layby parking has been provided to the front of the site. Whilst the number of parking spaces provided for the Extra Care Facility is lower, the facility maintains a level of care along with other communal facilities within the building, and is therefore unlikely to require the same level of parking provision as a normal C3 use, as many of the occupants are unlikely to own a car. As such an occupancy condition restricting the use of the Extra Care units to over 55's only is deemed appropriate in this instance. KCC highways team have also commented that the indicative layout shows a shortfall of car parking spaces for the dwellings, but they believe that it is possible for a sufficient amount of parking to be provided through minor alterations to the layout, or the provision of an alternative layout, at the reserved matters stage.

Improved pedestrian links are proposed as part of the application in order to improve connectivity with the village and pedestrian safety, and improve the sustainability of the site. A new 1.8m wide footpath is proposed along the southern boundary of the site to connect to the existing footpath adjacent to the site, and an uncontrolled pedestrian crossing point is proposed to the front of the south east corner of the site. In addition, two new bus stops are proposed, one to either side of Canterbury Road West, in order to improve public transport links for the future occupiers of the site. A Road Safety Audit Report has been submitted,

which has assessed the safety of the proposed scheme. The recommendations from the audit have been used in the amendment of the plans, which KCC consider to be acceptable.

Vehicle tracking plans have been submitted to prove that both refuse and emergency vehicles are able to enter and turn within the site, however, this is based on the indicative layout plan, and so further details will be required at the reserved matters stage.

The proposed accesses and highway alterations are acceptable in principle, and as such the impact on highway safety is considered to be acceptable, subject to a condition requiring the highway works to be carried out prior to the commencement of development.

## **Play Space**

Policy SR5 of the Thanet Local Plan requires that for development of 50 units or more, local play area provision on the basis of 0.7 hectares per 1000 population will be required in the form of 36% equipped play area and 64% informal play space. Due to the occupancy restrictions on the extra care facility, play space is only required for the 56no. dwellings, in the form of 980sqm. The indicative layout plans suggest that there is space on the site to accommodate the full 980sqm, with a large area provided to the front of the community building, and a further large open space to the west of the site, fronted by development. In addition, every property is provided with a rear garden and so has doorstep play space. The agent has agreed to the provision of an equipped play area on site, details of which will be provided at the reserved matters stage, but which is to be maintained by a site management company, as confirmed within the legal agreement. The proposal therefore complies with Policy SR5 of the Thanet Local Plan.

## **Archaeology**

The site lies within an area which has high potential for prehistoric and later settlement and burial sites. There is an Iron Age settlement known to the west and this settlement activity may continue along the ridge. Further prehistoric or later remains may survive on site although there may have been substantial disturbance from the industrial use of the site. The site was used as an oil storage depot during the 1940s probably serving Manston Airport. There may be some structures of historic interest associated with the early 20th century industrial complex. In view of the archaeological potential, the Senior Archaeological Officer at KCC recommends a condition requiring the implementation of archaeological field evaluation works.

## **Flood Risk**

The site lies within Flood Zone 1, and a Flood Risk Statement has been submitted as part of the application that concludes that there are few potential flood risks to the development site, and whilst the conversion of land that is currently permeable into hard area is likely to increase flood risk elsewhere, it is likely that the risks and impact can be managed to an appropriate level with the adoption of mitigation measures.

Southern Water have commented that there is inadequate capacity in the local sewerage network to accommodate the proposed storm flows, and as such they recommend that a localised solution is used, such as soakaways or direct connection to the watercourse.

The site topographical survey indicates that surface water runoff from parts of the current site is drained via gravity into an existing brick culvert, which then discharges downstream into Pegwell Bay. A reduction in the runoff rate to the culvert, which is currently unrestricted,

is required, and it is proposed as part of the application that attenuation should be in the form of below-ground storage in geo-cellular units, placed beneath areas of permeable paving. Pollution prevention is proposed by way of the proposed permeable paving in the parking area and the use of trapped gullies in the highway.

The Flood Risk Project Officer at KCC has commented that whilst they are generally happy with the surface water management principles outlined within the submitted Flood Risk Assessment and Surface Water Management Strategy, confirmation of the connectivity of the brick culvert to the receiving tidal water body is still required at the detailed design stage (along with details of its ownership). Additionally, the developer is encouraged to consider open, above ground attenuation features in preference to the depicted subterranean geocellular storage tanks (though swales etc), as not only would open features provide an additional stage of treatment to improve the quality of the water leaving the site, but they would also improve the site's ecological potential and its ability to accommodate exceedance flows. Safeguarding conditions requiring further details are therefore recommended.

### **Drainage**

Southern Water have confirmed that there is currently adequate capacity in the local sewerage network to accommodate the foul flow required by the development, and therefore only require a safeguarding condition that requests details of the proposed means of foul sewerage disposal as part of the reserved matters application.

### **Manston Kent International Airport**

The site lies within Noise Exposure Category C, where Policy EP7 states that planning permission will not be granted unless the site lies within the confines of a substantially built-up area, and that conditions can be imposed to ensure an adequate level of protection against noise. The site lies on the edge of Cliffsend Village, a large built-up area, and is previously developed land. It is a site that would form a natural expansion to the settlement and for the reasons set out elsewhere in this report, and is in principle considered appropriate for housing. It is therefore considered that this site could be considered as an exception subject to conditions that would ensure an adequate level of protection against noise.

An acoustic appraisal of aircraft noise has been submitted as part of the application. The Environmental Health team have been consulted and have commented that they are satisfied with the methodology and assessment, and concur with the conclusions. The measurements were undertaken in October 2012 prior to the airport closure and before the traffic calming measures along Canterbury Road were fully completed. The assessment takes into account the airport Masterplan predictions, a precautionary 63dB contour, and also worst case traffic noise. Therefore provided that mitigation suitable for a site falling within NEC C is fully implemented Environmental Health have no objection to the proposal whether Manston remains an airport or not. A condition is therefore required seeking details of the mitigation measures proposed to be submitted as part of the reserved matters application.

### **Community Facilities**

KCC have been consulted and have advised that in order to accommodate the additional children housed by the proposed development, they require a primary school contribution of £4,000 per unit (excluding any age restricted housing) towards the construction of Phase 1 of the new primary school at St. Georges School. They also require a financial contribution of

£5377.77 towards library book stock at Ramsgate Library, to mitigate the impact of the new borrowers from the proposed development. The agent has agreed to both contributions, which are to be included within the legal agreement.

### **SPA Mitigation**

Assessing the impact of the proposed development upon both the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), which is a legal requirement under the Conservation of Habitats and Species Regulations 2010. Recent planning applications for new residential development in Thanet have given rise to concerns from both Natural England (NE) and Kent Wildlife Trust (KWT) regarding the potential for increased recreational pressure upon Thanet's protected coastline (SPA and SSSI), as a result of population increases. The existing evidence indicates that new housing development in Thanet has the potential to increase the recreational impacts upon the SPA, as a result of increased population and therefore visitors to the coast. This in turn may be having an adverse impact on the species for which the SPA has been designated. The major concern is that of disturbance to over-wintering birds, particularly their ability to feed, and consequently, adverse effects on their breeding performance. Natural England has also raised concern regarding the impact upon the SSSI (which covers the primarily the same area), and particularly disturbance to summer birds. Due to the geographical nature of the District, all new housing developments in Thanet are located in close proximity to the coast, and residents have easy unrestricted access to the majority of the coastline which is subject to the SPA and SSSI designations. It is therefore considered that any new housing development in the District has the potential to increase recreational pressure at the coast. The evidence suggests that the actual level of impact from individual developments when considered alone may not be significant, however, when considered in-combination, with all housing developments proposed in the District, a significant effect upon the SPA cannot be ruled out. Taking into account the precautionary principle, it is therefore considered that there is potential for a likely in-combination significant effect, which needs to be mitigated in order for development proposals to be considered acceptable. It has been calculated and agreed by Natural England that a financial contribution of £184 per dwelling is adequate towards the funding of a part-time warden, to be secured in-perpetuity. The agent has agreed to this contribution, which is to be included within the legal agreement.

### **Conclusion**

The application site is allocated employment land and falls outside of the village confines, but the proposed development is for housing for which there is a need within Thanet. There is an over-supply of employment land within Thanet, and following an assessment of existing employment sites this site is no longer considered suitable. Within the Draft Thanet Local Plan Preferred Options Consultation document, the application site has been allocated for housing, however, little weight can be given to this document at this time.

The proposal includes the provision of an extra care Facility, for which there is a need, and 56no. dwellings, 30% of which are proposed to be affordable housing. The sustainability of the site has been assessed to be acceptable through the Strategic Housing Land Availability Assessment, and is further improved through a number of proposed highway works, which improve pedestrian connectivity and proximity to public transport, as well as the provision of a community building on site.

The illustrative plans show how a development of this size could appear in keeping with the rural character of the village, and given that the site is already previously developed land

containing employment buildings, the need for housing is considered to outweigh the visual impact on the countryside in this instance.

Overall, the need for the development, which is considered to be a sustainable form of development, is considered to outweigh the loss of the employment land and the impact on the countryside, and as such it is recommended that members defer and delegate the application to the Head of Built Environment Defer to approve subject to the making of an agreement under section 106 of the Town and Country Planning Act 1990 as set out in this report and subject to the following safeguarding conditions:

**Case Officer**  
Emma Fibbens



## THANET DISTRICT COUNCIL DECLARATION OF INTEREST FORM

### Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.

### Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
  - exercises functions of a public nature; or
  - is directed to charitable purposes; or
  - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the

matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.

### **Gifts, Benefits and Hospitality**

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £100 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

### **What if I am unsure?**

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Democratic Services and Scrutiny Manager well in advance of the meeting.

## **DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS, SIGNIFICANT INTERESTS AND GIFTS, BENEFITS AND HOSPITALITY**

**MEETING** .....

**DATE**..... **AGENDA ITEM** .....

**DISCRETIONARY PECUNIARY INTEREST**

**SIGNIFICANT INTEREST**

**GIFTS, BENEFITS AND HOSPITALITY**

**THE NATURE OF THE INTEREST, GIFT, BENEFITS OR HOSPITALITY:**

.....  
.....  
.....

**NAME (PRINT):** .....

**SIGNATURE:** .....

Please detach and hand this form to the Democratic Services Officer when you are asked to declare any interests.