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Date: 8 August 2016
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PLANNING COMMITTEE

17 AUGUST 2016

A meeting of the Planning Committee will be held at **7.00 pm on Wednesday, 17 August 2016** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

Councillor Evans (Chairman); Councillors: Jaye-Jones (Vice-Chairman), Bambridge, J Fairbrass, Fenner, Howes, Partington, Taylor, Tomlinson, K Gregory, Hayton, Buckley, Dawson and R Potts

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 20 July 2016, copy attached.

4. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 19 - 20)

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

Item
No

Subject

- 4a **A01 - F/TH/16/0346 - 22 - 23 CECIL SQUARE, MARGATE** (Pages 21 - 30)
- 4b **A02 - L/TH/16/0462 - 1A, 1B, 12, 14 & 15 COASTGUARD COTTAGES VICTORIA PARADE, RAMSGATE** (Pages 31 - 36)
- 4c **A03 - FH/TH/16/0737 - 27 WESTERN ROAD, MARGATE** (Pages 37 - 40)
- 4d **A04 - FH/TH/16/0770 - 15 RYDAL AVENUE, RAMSGATE** (Pages 41 - 46)

Declaration of Interests Form



Please scan this barcode for an electronic copy of this agenda.

Planning Committee

Minutes of the meeting held on 20 July 2016 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Peter Evans (Chairman); Councillors Jaye-Jones, Bambridge, J Fairbrass, Howes, Partington, Taylor, Tomlinson, K Gregory, Hayton, Buckley, Dawson and R Potts

In

Attendance: Councillors: Braidwood, Connor, Crow-Brown and L. Potts

61. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Fenner for whom Councillor Matterface was present.

62. **DECLARATIONS OF INTEREST**

Councillor Taylor declared an interest in agenda item 4i) A09 – 23 St James Avenue, Ramsgate (Minute No.71 refers).

63. **MINUTES OF PREVIOUS MEETING**

It was proposed by the Vice-Chairman, seconded by Councillor K. Gregory and agreed that the minutes of the Planning Committee held on 15 June 2016 be approved and signed by the Chairman.

64. **SCHEDULE OF PLANNING APPLICATIONS**

65. **A01 - FH/TH/16/0505 - 141 SEA ROAD, WESTGATE-ON-SEA**

PROPOSAL: Erection of two storey extension to front of dwelling together with alterations to boundary wall

Speaking in favour of the application was Mrs French.

Speaking raising points of concern was Mr Fawcett.

Speaking as town councillor was Councillor Morrish.

Speaking as ward councillor was Councillor Braidwood.

It was proposed by the Chairman and seconded by Councillor J. Fairbrass:

“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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 0106 PL 04, 0106 PL 05 REV A received 18 May 2016 and 0106 PL Rev B and received 01 June 2016.

GROUND:

To secure the proper development of the area.

3 The development hereby permitted shall be constructed using brick and profiled tiles to match those existing, dark grey UPVC doors and windows, off white render and light grey fibre cement cladding.

GROUND:

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

Following debate, the motion was put to the vote, it was declared CARRIED.

(a) **A02 - FH/TH/16/0555 - 18 Hildersham Close, Broadstairs**

PROPOSAL: Erection of two storey side extension together with erection of a single storey rear extension following demolition of existing garage

Speaking in favour of the application was Mrs Chapman.

Speaking raising points of concern was Mr Hutchings.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 141-1A and received 07 July 2016.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of 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.”

Following debate, the motion was put to the vote, it was declared CARRIED.

66. **A03 - F/TH/16/0712 - BASEMENT AND GROUND FLOOR FLAT 3 GROTTO HILL, MARGATE**

PROPOSAL: Change of use from flat to 2no. 1-bed flats

Speaking as ward councillor was Councillor L. 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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered BDG 212 and dated 08 July 2016

GROUND:

To secure the proper development of the area.

3 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing BDG 212 and dated 08 July 2016 shall be provided prior to the first occupation of the 2no. flats 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.”

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

67. **A04 - F/TH/16/0498 - FORMER GARAGES SITE, 5 ST MARYS ROAD, MINSTER**

PROPOSAL: Variation of conditions 2 and 7 of planning permission F/TH/14/0103 for the erection of 3No. single storey dwellings together with associated car parking' to amend dwelling design and site layout

It was proposed by the Chairman and 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 24 March 2017.

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawing numbered 16/171/JG/PL01 Revision A, received on 19th April 2016.

GROUND:

To secure the proper development of the area.

3 The area shown on drawing number 16/171/JG/PL01 Rev A, received on 19th April 2016 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

4 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on drawing number 16/171/JG/PL01 Rev A, received on 19th April 2016, shall be provided and thereafter maintained.

GROUND:

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

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

GROUND:

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

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

GROUND:

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

7 Notwithstanding the provisions of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement of the dwelling house consisting of an addition or alteration to its roof shall not be allowed without the granting of specific planning permission.

GROUND:

In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order.”

68. A05 - F/TH/16/0604 - 93 WEST CLIFF ROAD, RAMSGATE

PROPOSAL: Installation of 1.1m high railings to front and rear elevations

It was proposed by the Chairman and 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.

numbered PL.501, A.1.02, A.1.03 and received 3 May 2016.

GROUND:

To secure the proper development of the area.”

69. A06 - F/TH/16/0531 - 24 ETHELBERG CRESCENT, MARGATE

PROPOSAL: Alterations to fenestration at front and rear, with change from UPVC to timber windows at first and second floor.

It was proposed by the Chairman and 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.
numbered PL.201 and PL.401 received 19 April 2016.

GROUND:

To secure the proper development of the area.”

70. A07 - L/TH/16/0603 - 54A TRINITY SQUARE, MARGATE

PROPOSAL: Application for Listed Building Consent for the erection of replacement access steps and railings to front elevation

It was proposed by the Chairman and 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).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 15121/10A and dated 08 July 2016

GROUND:

To secure the proper development of the area.”

(a) **A08 - L/TH/16/0574 - 3 Addington Street, Margate**

PROPOSAL: Application for listed building consent for internal alterations together with installation of flue and window to rear elevation and other external alterations

It was proposed by the Chairman and 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).

2 The development hereby approved shall be carried out in accordance with the submitted drawings.

numbered ASM/15/02-G and submitted details entitled Pitched, Roof (Slate and Tile) Supply of Exhaust Vent with Flashing, Included Reducer -Terracotta and Proposed Cast Iron Grille, (for cooker extraction) and received 26 April 2016.

GROUND:

To secure the proper development of the area.”

71. A09 - FH/TH/16/0621 - 23 ST JAMES AVENUE, RAMSGATE

PROPOSAL: Alterations to roof to create gable end

It was proposed by the Chairman and 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 numbered PS-15/MS-02A, received 09 May 2016.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the development 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.

4 The 1no. window in the South side elevation of the extension to dormer hereby approved shall be provided and maintained with obscure glass.

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.”

72. D10 - F/TH/15/1204 - LAND ADJACENT AND REAR ASHBRE, MANOR ROAD, ST NICHOLAS AT WADE

PROPOSAL: Erection of 39No. dwellings with formation of vehicular access to Manor Road and associated parking and landscaping

Speaking in favour of the application was Mrs Scott.

Speaking as parish councillor was Councillor McManus.

Speaking as ward councillor was Councillor Crow-Brown.

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

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

‘Defer and delegate to officers for approval subject to receipt of a legal agreement covering the agreed planning obligations and 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 2686-01 dated 18 November 2015; 2686-10A, 2686-11A, 2686-12A, 2686-13A, 2686-14A, 2686-15A, 2686-16A, 2686-17A, 2686-18A, 2686-19A, 2686-20A, 2686-21A, 2686-22A, 2686-23A, 2686-24A, 2686-25A, 2686-26A, 2686-27A, 2686-28A, 2686-29A, 2686-30A, 2686-31A, 2686-32A, 2686-33A, 2686-34A, 2686-35A, 2686-37A, 2686-38B, 2686-39A, 2686-40A, 2686-41A, 2686-42A, 2686-43A, 2686-44A, 2686-45A, 2686-46A, 2686-47A, 2686-48A and 2686-49A dated 7 December 2015; 2686-36A, 2686-55, 2686-56, 2686-57, 2686-58, 2686-59 and 2686-60 dated 23 December 2015; 595-210B and 595-211C dated 18 March 2016; 2686-04A, 2686-05A, 2686-06A, 2686-50B, 2686-51B, 2686-52B, 2686-53B, 2686-54B, 2686-61, 2686-62, 2686-63, 2686-64 and 2686-65 dated 23 March 2016; 2686-07D and 2686-08E dated 11 April 2016; 595-202B and 595-203E dated 25 May; and 2686-03E dated 27 May 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of development hereby approved the means of access, including the build-out at the point of access, shown on drawing 595-202B be completed and thereafter maintained.

GROUND:

In the interests of highway safety

4 Prior to the first occupation of the development hereby approved, all off-site highway works as shown on approved drawing 595-202B shall be completed.

GROUND:

In the interests of highway safety.

5 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.

6 Prior to the first occupation of the development hereby permitted the approved visibility splays shall be provided with no obstructions over 1m above carriageway level. The approved spays shall thereafter be implemented in full and maintained.

GROUND:

In the interest of highway safety

7 Prior to the first occupation of the development hereby permitted the approved 1 metre x 1 metre pedestrian visibility splays shall be provided with no obstructions over 0.6m above footway level. The approved spays shall thereafter be implemented in full and maintained.

GROUND:

In the interest of highway safety

8 Prior to the first occupation of the development, the area shown on the submitted plan as vehicle parking spaces and turning areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the development the following works between a dwelling shall be completed:

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

In the interests of highway safety.

10 Prior to the first occupation of the development, details relating to the provision of secure cycle parking facilities for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The cycle parking shall be provided in accordance with the approved details.

GROUND:

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

11 Prior to the commencement of development, a Construction Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority to include the following:

- (a) Routing of construction-related vehicles;
- (b) Timing of deliveries;
- (c) Parking for site personnel;
- (d) Parking and turning for delivery vehicles;
- (e) Wheel washing facilities

GROUND:

In the interests of highway safety

12 No development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed drainage scheme shall be based on the strategy prepared by Herrington Consulting Limited and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of through infiltration features located within the curtilage of the site.

GROUND:

To prevent pollution, in accordance with the advice contained within the NPPF.

13 Prior to first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme shall be 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.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

14 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority (in consultation with the Environment

Agency); this 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.

15 Prior to the first occupation of the development, details relating to the provision and permanent retention of the pedestrian link between the site and the Public Footpath TE10 shall be submitted to, and approved in writing, by the Local Planning Authority. The pedestrian link shall thereafter be implemented in full and thereafter maintained.

GROUND:

To support sustainable pedestrian links in accordance with guidance contained within the National Planning Policy Framework.

16 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. The landscaping scheme shall include the ecological enhancement measures as identified within the submitted Ecological Appraisal document.

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

17 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

18 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer

most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

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

19 Prior to the commencement of the development hereby approved, details of the number, location and design of the bat boxes to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of nature conservation in accordance with the advice contained within the NPPF

20 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.

21 All dwellings hereby permitted shall be provided with the below ground infrastructure necessary to accommodate 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.”

Following debate, the motion was put to the vote, it was declared CARRIED.

73. D11 - F/TH/15/1276 - ISLE OF THANET FLOUR MILLS, MARGATE ROAD, RAMSGATE

PROPOSAL: Variation of condition 21 of F/TH/11/0288 for redevelopment of site for the removal of underground car park, amendments to design of terrace houses and apartment

block B with reduction in height, with alteration to hard landscaping access roads and surface parking on the site

Speaking in favour of the application was Mr Brown.

Speaking raising points of concern was Mr Thomas.

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

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

Defer and delegate to officers for approval subject to receipt of a legal agreement covering the agreed planning obligations and to the following conditions:

1 Prior to the commencement of development hereby approved on each respected phase as approved under Condition 20, except for demolition, precise details of the external windows, doors, roof and soffit details of the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the respective phase.

GROUND:

To ensure a satisfactory treatment of the development that safeguards the special character and appearance of the Listed Buildings that form part of the comprehensive development, in accordance with National Planning Policy Framework and Thanet Local Plan Policy D1.

2 External brickwork to the Listed Buildings shall be constructed in bonding to match the existing building with the use of lime mortar, with no addition of Portland cement.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework and Thanet Local Plan Policy D1.

3 Prior to the commencement of the development hereby approved on each respective phase as approved under Condition 20, 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 on that phase 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, and the development shall be carried out in accordance with the approved details.

GROUND:

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

4 Prior to the occupation of any residential unit hereby approved, a verification report which demonstrates the effectiveness of the remediation scheme carried out, according with the site characterisation and remediation strategy received on 6th January 2016 and email

received 22nd January 2016, shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

5 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 and obtained written approval from the Local Planning Authority for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and, from the date of approval, the addendum shall form part of the Method Statement.

GROUND:

To ensure that development complies with approved details in the interests of the protection of the environment and harm to human health, in accordance with National Planning Policy Framework.

6 No development shall take place on each respective phase as approved under Condition 20, until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable Urban Drainage Systems for that phase, 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 National Planning Policy Framework.

7 Prior to commencement of development hereby approved on each respective phase as approved by Condition 20, precise details of the refuse storage facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority. Such details as are agreed shall be fully implemented in full accordance with the approved details prior to first occupation of any units and shall therefore be maintained as specified.

GROUND:

To secure a satisfactory standard of development and in the interests of the visual amenities of the locality, in accordance with Policy D1 of the Thanet Local Plan.

8 Prior to occupation of any part of the development hereby approved, the improved vehicular access and pedestrian access to Margate Road shall be provided in accordance with plan number C.10 Rev C received on the 8th October 2015 and thereafter maintained. Pedestrian access to the site, via the Margate Road vehicular access, steps down to the Margate Road to the north of the site, and the footpath connections to the west of the site, shall be provided and thereafter kept available.

GROUND:

In the interests of improved permeability, in accordance with Policy D1 of the Thanet Local Plan.

9 The areas shown on the deposited plan for the loading and unloading, parking and manoeuvring of vehicles within each respective phase shall be operational prior to any part of the development hereby permitted within that phase being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The areas agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety, in accordance with Isle of Thanet Local Plan Policy TR16.

10 No construction work likely to cause noise and disturbance to adjacent residential properties shall be carried out, other than operated in the buildings, the subject of this permission. The construction work, which is the subject of this permission, shall not be carried out for the purpose hereby approved, other than:-

(a) between the hours of 8 am and 6 pm Monday to Friday

(b) between the hours of 8 am and 1 pm on any Saturday;

GROUND:

In the interests of the residential amenities of the occupiers of surrounding dwellings and in accordance with National Planning Policy Framework.

11 Prior to commencement of development hereby approved on each respective phase in accordance with Condition 20, full details of both hard and soft landscape works for that phase have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved.

These details shall include:-

(1) details of existing trees, shrubs and hedges to be retained.

(2) details of new trees, shrubs, hedges and grassed areas to be planted, together with details of the species and method of planting to be adopted.

(3) measures to be taken to protect existing and new landscape work, which shall in the case of trees means adequate staking and guarding.

(4) arrangements to be made for the permanent maintenance of landscaped areas.

(5) a detailed survey of levels on the site indicating specific features.

(6) details of earth works to be carried out on the site including details of proposed finish levels or contours.

(7) details of the treatment proposed for all hard surfaced areas beyond the limits of the highway.

(8) details of walls, fences, other means of enclosure proposed, together with details of materials and construction

GROUND:

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

13 Prior to the commencement of development hereby approved in respect of phases 2 and 4 as approved under condition 20, details of the retaining wall adjacent to the rear of properties fronting Station Approach, including height, materials and construction shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In order to safeguard the residential amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

14 No development shall take place on each respective phase as approved under Condition 20, until samples of materials to be used in the construction of the external surfaces of the development hereby permitted within that phase have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details and the following materials in respect of phase two :

Brickwork - Engineering Brickwork Staffordshire Blue, Red Stock Brickwork Buildbase Soft Red, Yellow Multi Stock Brickwork Terca Docklands Yellow multi

Pitched Roofing - 500 x 250mm Sarria First Quality Spanish Slate

Flat Roofing - Ico Mack Single ply membrane

External Fascias and Soffites - White Painted Timber

Paving Materials - Roads generally to areas of adoption in DBM, bound gravel to north of house type A with contrasting coloured parking bays and granite sett cobble edging, Eco grid parking bays to north of gravel parking with grass infill

GROUND:

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

15 The proposed development shall be carried out in accordance with the approved drawings under the following applications:

F/TH/07/0420, F/TH/11/0288 and F/TH/14/0994:

And revised drawings numbered: 187-500, 187-501, 187-502, 187-503, 187-504, 187-505, 187-506, 187-510, 187-601 dated 9 December 2015 and drawings 187-400E and 187-532 dated 17 June 2016.

GROUND:

To secure the proper development of the area.

16 In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of one year from the date of the first occupation of the building for its permitted use.

- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity, in accordance with Thanet Local Plan Policy D1(e).

17 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, likely to be affected by the development, shall be protected in accordance with BS 5837 1991 using the following protective fence specification:-

Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy D1(e).

18 All excavations within the existing spread of the trees to be retained shall be carried out manually, using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

GROUND:

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

19 Any works proposed to trees on site shall be timed to avoid the breeding bird season (generally mid-March until the beginning of August). Any works carried out outside of this period shall be carried out only after the trees subject to noise and disturbance have been inspected by a suitably qualified person for nesting birds prior to work commencing, and the Local Planning Authority has been informed that the inspection has revealed that works can proceed.

GROUND:

In order to reduce the risk of harm to birds and their nests from the proposed development.

20 The development shall be carried out in accordance with the phasing plan titled "Strategic Overview Planning Information" received by the Local Planning Authority on 8th August 2014.

GROUND:

To secure the proper development of the area.”

Following debate, the motion was put to the vote, it was declared CARRIED.

Meeting concluded : 9.30pm

THANET DISTRICT COUNCIL

PLANNING COMMITTEE

17 August 2016

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

The Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 (as amended)

- (A) Standard Reference Documents - (available for inspection at the Council offices)
1. Thanet District Council Local Plan saved policies
 2. Cliftonville Development Plan Document
 3. Government Circulars and the National Planning Policy Framework issued by the Department of Communities and Local Government.

- (B) Register of Applications for Planning Permission (Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015))

(Copy of applications together with accompanying plans or drawings are available for inspection at the Council offices)

- (C) Background Papers in relation to specific reports in the Schedule of Planning Applications

(Copies of background papers and any appeal decisions referred to are available for inspection at the Council offices and via the Council's website)

I certify that the above items are not exempt information.

- (D) Exempt information in accordance with paragraph of Schedule 12 (A) of the Local Government Act 1972.

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE:05 AUGUST 2016

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

PART A

TO: THE PLANNING COMMITTEE

DATE: 17 August 2016

Application Number	Address and Details	Recommendation
A01 F/TH/16/0346	22 - 23 Cecil Square MARGATE Kent CT9 1AA Change of use from post office to restaurant Ward: Margate Central	Approve
A02 L/TH/16/0462	1A, 1B, 12, 14 & 15 Coastguard Cottages Victoria Parade RAMSGATE Kent CT11 8DU Application for Listed Building Consent for external alterations Ward: Sir Moses Montefiore	Approve
A03 FH/TH/16/0737	27 Western Road MARGATE Kent CT9 3QW Erection of single storey side extension. Ward: Dane Valley	Approve
A04 FH/TH/16/0770	15 Rydal Avenue RAMSGATE Kent CT11 0PT Erection of first floor side extension Ward: Nethercourt	Approve

A01

F/TH/16/0346

PROPOSAL: Change of use from post office to restaurant
LOCATION: 22 - 23 Cecil Square MARGATE Kent CT9 1AA
WARD: Margate Central
AGENT: Mrs Sarah Hagues
APPLICANT: Mrs Sarah Hagues
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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered;

GA001 Rev B received 14/06/16;

GA010 Rev A received 14/06/16;

GA011 Rev B received 13/07/16;

GA002 Rev B received 14/06/16;

GA021 Rev A received 14/06/16;

SU000 Rev A received 14/06/16;

SU001 Rev B received 14/06/16; and

Proposed Kitchen Ventilation Report Author S Maybourne from Ventserv Dated 13th July 2016

GROUND:

To secure the proper development of the area

3 The refuse storage facilities as specified upon the approved drawing numbered GA001 Rev B (received 14/06/16) shall be provided prior to the first use of the restaurant hereby approved and shall be kept available for that use at all times.

GROUND:

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

4 The ventilation system as shown on drawing numbered GA011 Rev B (received 13/07/16) and detailed within the submitted report titled Proposed Kitchen Ventilation Report Author S Maybourne from Ventserv Dated 13th July 2016 shall be fully installed before the use hereby permitted commences and thereafter shall be permanently retained.

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.

5 Prior to the first use of the restaurant hereby approved, details of the appearance, surface finish and fixing methods of the proposed ventilation grilles, as shown on drawing numbered GA011 Rev B (received 13/07/16) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To 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 development shall take place until an assessment on the potential for noise from the planned use affecting residential or commercial properties in the area has been submitted to and been approved in writing by the Local Planning Authority.

The assessment shall include (but not limited to) noise from: planned and current fixed plant, music and patron noise.

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

The noise mitigation measures shall be designed so that there is no effect on residential amenity to the occupiers of neighbouring noise sensitive premises by noise from the development.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 8233: 2014 Sound Insulation and Noise Insulation for Buildings - Code of Practice.

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

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.

SITE, LOCATION AND DESCRIPTION

The former Post Office building is located fronting Cecil Square and a cross roads with Hawley Street, Cecil Street and Union Crescent, built in 1910 in a Neo-Classical style. The building itself is 4 storeys and a basement level. At the time of a site inspection the ground floor was vacant; this was formerly used by the post office and is accessed from Hawley Street. Above this are residential units accessed via an entrance on Union Crescent. The building is a Grade II Listed building, and is also located within the Margate Conservation Area.

In terms of surrounding buildings the Al-Birr Community Centre and Mosque is located to its south and east side. Union Church is to the east of the site on the opposite side of Pump Street.

RELEVANT PLANNING HISTORY

L/TH/16/0347 Current - Application for Listed Building consent for internal alterations to create toilets and kitchen area at ground floor

L/TH/15/0241 Granted 15/05/15 - Application for Listed Building Consent to remove war memorial from building

L/TH/11/1053 Granted 23/07/12 - Application for Listed Building consent for internal alterations to facilitate a change of use from offices to 2no. 3-bed flats and 6no. 2-bed flats

F/TH/11/1052 Granted 27/04/12 - Change of use from offices to 2no. 3-bed flats, and 6no. 2-bed flats, demolition of rear extension to provide associated amenity space and parking, and creation of vehicular access onto Pump Lane

Rear of 22-23 Cecil Square, Margate

F/TH/16/0832 Current - Erection of 5no. residential units to rear

PROPOSED DEVELOPMENT

The application seeks consent for a change of use of part of the ground and basement to restaurant and associated facilities. Internal alterations are proposed, which are to be considered under the corresponding listed building application.

The restaurant/deli and bar would be at ground floor with pedestrian access through the existing Post Office door. At basement level is the kitchen area and staff toilets. The awnings and tables and chairs on Cecil Square, which were shown on the original plans for this proposal have been removed, but additional details of the ventilation system on the rear elevation have now been included.

No patron car parking is provided for the site.

Bin storage is shown to the rear of the premises.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1- Design Principles

TR16- Car Parking Provision

NOTIFICATIONS

TEN representations have been received, this includes **TWO** letters of support. The key objections to the scheme are:

- o Concern about noise, particularly into the evening from patrons and also equipment
- o Smells and pollution
- o No bin storage area shown
- o Loss of parking spaces
- o The building currently suffers from infestations of flies and moths- proposal can only add to the issues
- o Odours associated with the proposed use
- o Concern about privacy and security of occupiers of the flats above
- o Use us not needed; should be offices
- o Pavements not wide enough for the external seating areas
- o External appearance of the building would be adversely altered

CONSULTATIONS

Conservation Officer: Initial comments The building has a pleasing front elevations and balanced fenestration. I have reservations about the installation of the awnings. Standing on a prominent location, the proposed awnings may impinge upon the qualities of the front elevation of the building. It is unlikely that the awning together with the operational requirements needed for it to be installed without disruption or damage to the architectural details of the windows which are a distinctive and significant to the building's character. As shown the installation in my view would detract from the special interest of the listed building.

I am also not sure the appropriateness of the awnings in this location which a busy pedestrian walkway and their appearance when viewed along the street and the square. If the principle of the development together with the seating area on the frontage here is considered acceptable and if details can be provided to show exactly how the awnings could be accommodated against and within the top of the window without damage, then further consideration might be possible.

I have no objection to the overall internal alterations.

Further comments: I understand that in order to continue operating in these premises the restaurant needs to find a way of improving the kitchen ventilation. I am however a little bit concerned with the number of the flues on the rear elevation at the back of the PO. I would

also if possible, suggest that the flues be fixed behind the metal bars of the windows to reduce their prominence on the elevation. Details of the appearance, surface finish and fixing methods of the proposed flues together with any vents should be submitted.

Environmental Health: NO OBJECTION subject to conditions relating to the installation of the ventilation system for the extraction and dispersal of cooking smells/fumes and a scheme for noise mitigation measures.

Environmental Health have confirmed that if a complaint was received at a later date concerning odour it could be dealt with at a later stage under their legislation.

COMMENTS

This application is brought to the Planning Committee, at the request of Cllr. Johnston on the grounds on noise and odour nuisance and impact upon the listed building. The key planning considerations relevant to the determination of this application are, principle of development, the impact upon designated heritage assets and neighbour amenity.

Principle

The NPPF expresses a general presumption in favour of sustainable development. It sets out a commitment to a strong, competitive economy at Section 1 and to ensuring the vitality of town centres at section 2. Section 2 states that 'main town centre uses' such as leisure uses should be located in town centres.

In terms of conserving and enhancing the historic environment the NPPF states that in determining planning applications account should be taken of:

- * Desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- * the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The site is outside of the area covered by policy TC7 (Margate, Ramsgate and Broadstairs Core Centre). This policy details that the Council's aim is to adopt a stronger role in leisure, culture, heritage and tourism, as part of holistic approach to regeneration. New development or change of use that supports this aim will be permitted subject to satisfactory design, access and where appropriate, parking and servicing arrangements.

The Draft Local Plan (January 2015), policy SP08 indicates that this site is just outside of the secondary frontage where retail development is proposed to be focused. It is appreciated that only limited weight can be attached to this policy at this stage.

The site is located on the edge of the town centre of Margate. The site occupies a prominent position within Cecil Square and is currently vacant. Furthermore the building is Grade II listed weight has to be attached to its preservation and getting the lower floors of the building back in use. Whilst the proposal is for a main town centre uses outside policy TC7 boundaries it is considered that the site is strategically located adjacent to the defined town

centre and weight is attached to its former commercial use and the continued use of the building would assist in the wider objective of the regeneration and enhancement of the area, as a Conservation Area and also of the listed building. The principle of development for a restaurant use is therefore supported.

Character and Appearance

There is a corresponding listed building application associated with this proposal, issues relating specifically to the listed building will be dealt with within this application.

The Post Office building is a designated heritage asset as described in Section 12 of the NPPF; Grade II listed. Accordingly the Local Planning Authority (LPA) in its decision making "shall have special regard to the desirability of preserving the building or its setting". In addition in terms of the Conservation Areas, LPA's are to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation or its setting.

The Conservation Officer initially raised concerns about the installation of awnings to the front elevation; these have since been removed. No objections were raised in terms of the internal alterations. In terms of the additional information submitted in terms of the new ventilation grilles, he has raised concerns about the number on the rear elevation. It is suggested that they be fixed behind the metal bars of the windows to reduce their prominence on the elevation.

Due to the topography around the site, the ventilations grilles would not be clearly visible. Pump Lane to the rear of the site has a significantly drop in levels, so much so that they would only be visible from a short section of road. It is not considered that these alterations would cause harm to the Conservation Area.

Given the above, the proposal is not considered to cause harm, either substantial or less than substantial to the designated heritage assets indeed any negative impact is outweighed by the potential that the proposal offers for bringing the building back into use.

Living Conditions

This site is on the edge of the town centre and was previously in commercial use, a certain level of activity and noise is therefore to be expected.

Given, however the site is in close proximity to other residential users including directly above the proposed use, it is recommended that that conditions be attached to the permission, if granted, in order to minimise any adverse impact on neighbouring occupiers. These relate to the installation of the ventilation system and the submission of a noise report and scheme for mitigation measures if the proposal is likely to affect neighbouring properties. If alcohol is served at the premises a licence will be required from the Council, it is likely that this would have conditions attached to it including hours of use. It is not considered necessary to attach a condition as this would be covered by other legislation. It is considered this prevents noise and disturbance from occurring during the hours of night, and

therefore this will limit disturbance to neighbouring residential properties to an acceptable level.

There are no set facilities for smokers, and therefore they would likely stand close to the entrance of the premises. Given the location adjacent to a busy road which is heavily used by traffic it is not considered that noise generated would be unacceptable.

The proposed ventilation grilles are located on the rear elevation of the building, with termination points at basement and ground levels. The plans together with the accompanying report are considered acceptable and sufficient to protect residents from noise and odour nuisance. It is confirmed the Council's Environmental Health team have no outstanding issues relating to the proposal. It is considered that the use of conditions are necessary and will protect residential amenity.

Transportation

The site does not have off-street parking facilities for patrons, but given the close proximity of the site to existing public car parking and public transport links it is not considered that this arrangement would be unacceptable and accordingly is acceptable in terms of policy TR16 of the Thanet Local Plan.

Other matters

A third party has raised issues in terms of security and privacy issues of the occupiers of the flats, it is confirmed that there is no access from the public areas of the restaurant to the residential units above.

A further concern raised relates to infestation of flies and moths, this would largely be a management issue. The owners would need to ensure that food waste would be collected regularly from the premises.

The submitted plans indicate a bin storage area to the rear of the premises. The area in total measures approximately 1.7m x 0.5m which is considered adequate for the proposal. These bins are likely to be rolled top, which would also limit flies.

An external seating area was shown on the original plans which was to be considered as part of the scheme, these have however been removed from the scheme.

Conclusion

The building is currently vacant, if the building is to remain in good condition it requires a new use at ground floor, its listed status, existing form and character and location undoubtedly combine to limit the available options.

A change of use to a restaurant at the lower floors can be achieved with minimal impact to the original structure of the historic building and neighbour amenity can be secured.

Third party comments are noted and have been weighed against the planning policy requirements and other material considerations.

In this case the proposed development responds well to the local character and adequately reflects the identity of local surroundings. It is not considered the proposal would have a harmful impact upon the heritage assets of the Conservation Area. Conditions will protect residential amenity. There are no outstanding issues raised by consultees.

To summarise, the proposed development is considered to comply with advice within the NPPF, Local Plan policy, on this basis the application is recommended for approval.

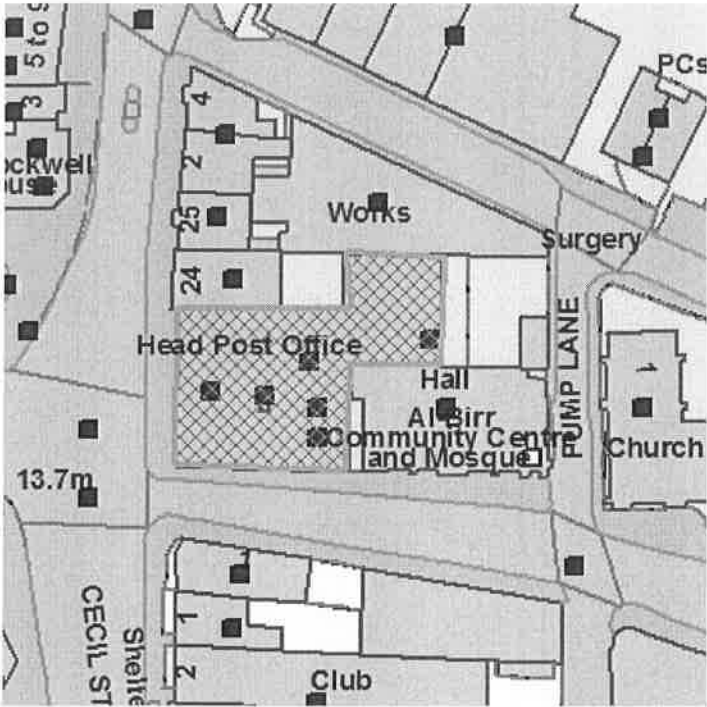
Case Officer

Gill Richardson

TITLE: F/TH/16/0346

Project 22 - 23 Cecil Square MARGATE Kent CT9 1AA

Scale:



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5 The replacement tiles shall be reclaimed Welsh slate.

GROUND:

To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.

6 Prior to the commencement of the development a detailed schedule of those windows to be repaired shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall detail the proposed method of repair and no windows shall be repaired unless otherwise in accordance with the approved schedule.

GROUND:

To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

7 Prior to installation of any new external joinery details of the paint/stain colour scheme to be used shall be submitted and approved in writing by the Local Planning Authority prior to its application.

GROUND:

To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

INFORMATIVES

Any other works, the need for which becomes apparent as alterations proceed, are not covered by this consent and details must be submitted to the Council as Local Planning Authority and approved before work continues.

The existing slate tiles will be re-used in the development where possible.

SITE, LOCATION AND DESCRIPTION

Coastguard Cottages are Grade II listed (listed on the 04/02/88), which are located on the northern side of Victoria Parade, Ramsgate. The Historic England list description dates the buildings as 1865, and this application relates to five of these dwellings within the northern and southern wings. The wider buildings form a horseshoe around a central green, which they over-look. The site is enclosed on the two road frontages by a decorative brick wall. The buildings are constructed in red brick with a slate roof, decorative string course and quoins and are at a higher level to Victoria Parade.

To the south of the site is the Comfort Inn (formerly the San Clu Hotel).

The site is also within the confines of the Ramsgate Conservation Area.

RELEVANT PLANNING HISTORY

1B Coastguard Cottages

L/TH/07/0461 Listed building consent for internal alterations including replacement of mezzanine floor and staircase, additional mezzanine floors and staircase. Granted 21/05/07
L/TH/05/1351 Retention of raised timber decking area and timber shed to rear in accordance with the Provisions of Section 8 (3) Refused 20/12/05

No other relevant planning history for 1A, 12, 14 and 15 Coastguard Cottages.

PROPOSED DEVELOPMENT

The application seeks listed building consent to repair and restore the brick and stone work elevations by replacing individual eroded bricks, repairing the facing to the stonework and repointing all elevations in appropriate materials. Additionally all roof coverings and rainwater goods are being replaced and the exterior joinery repaired and redecorated.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006) Saved Policies

D1 - Design Principles

NOTIFICATIONS

ONE letter of support has been received.

CONSULTATIONS

Conservation Officer: NO OBJECTION

- o If possible would recommend the re-use of existing Welsh slates as much as possible to retain the historic fabric. Striping of the slates should be carried out carefully to ensure that all sound existing slates remain undamaged so that they may be sorted ready for re-use. Total replacement should be a last resort.
- o The application of stonework repairs using the Rowland premix should only be used sparingly, in the spirit of "dentistry", for the repairing of relatively small eroded parts which may hold water. A sample panel of the stonework repair shall be provided on site showing the proposed colour and texture face-bond.
- o The method, pointing mortar mix and finish profile of the re-pointing should be approved. Request for sample panel on site.

COMMENTS

This application is brought to the Planning Committee, as Thanet District Council is the applicant. The main consideration with regard to the Listed Building consent is to consider the effect of the proposals on the Listed Building.

Impact to the Listed Building

The consideration of the acceptability of the proposal must take into account Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires when

'considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development. It also states that the significance of listed buildings can be harmed by alteration to them and that where a proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 134).

Paragraph 128 of the Framework requires the submission of a Heritage Statement, or any other means of describing the significance of the heritage asset, including any contribution made by their setting. The Heritage Statement should be of a level of detail proportionate to the asset's importance. A Heritage Statement has been submitted with the application.

The proposed work has been justified within the submitted information and the Council is satisfied that the work proposed is necessary.

The proposal seeks to largely repair and restore the exterior of the building where it has deteriorated, which is to be welcomed as it will benefit both the fabric and appearance of the buildings and will therefore enhance their significance. It is essential to ensure the level of intervention is commensurate with the degree of damage to the structure. It is therefore recommended that an informative is added to any approval to ensure that existing roof tiles are re-used where appropriate. It is considered that appropriately worded conditions; including mortar mix and sample area of pointing, sample panel of replacement reclaimed brick and stone work, precise joinery repair details, and securing cast iron rainwater goods will safeguard the details of the scheme.

The Conservation Officer has confirmed he has no objection to the proposal.

Conclusion

The proposal ensures that the integrity of the listed building is maintained. Any harm to significance is considered to be less than substantial and is outweighed by the benefits of keeping the building in ongoing and viable use. It is therefore recommended that listed building consent be approved.

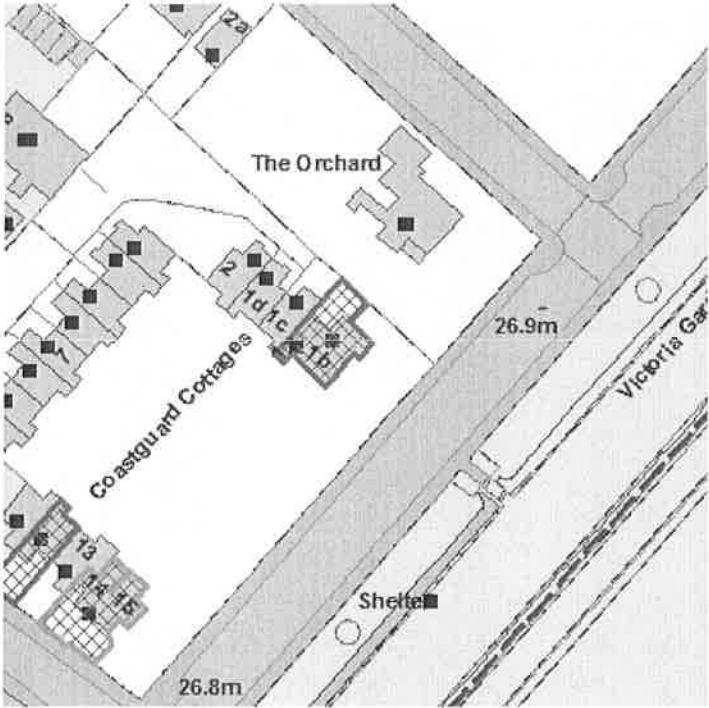
Case Officer

Gill Richardson

TITLE: L/TH/16/0462

Project 1A, 1B, 12, 14 & 15 Coastguard Cottages Victoria Parade RAMSGATE Kent CT11 8DU

Scale:



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RELEVANT PLANNING HISTORY

F/TH/09/0217 - Erection of a single storey rear extension together with erection of dormer windows in roof to facilitate loft conversion - Granted

PROPOSED DEVELOPMENT

The application proposes the erection of a single storey side extension to extend into the existing driveway following the demolition of the existing porch. The extension will be flush with the front elevation of the house at a width of 4.1m for the first 2m of the proposed extension, due to the existing design of the house which has a two storey element set back from the primary front elevation, and a width of 2.7m for the further 5.5m of the extension, at a height of approx. 2.5m to the eaves and 3.2m to the ridge. The extension will be designed with a flat roof with a false pitch to the front, side and rear elevations of the extension and will incorporate the front door and 1no. window to the front elevation, 1no. window and a door to the side elevation and a window to the rear elevation, with all materials proposed to match the existing property.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

NOTIFICATIONS

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

CONSULTATIONS

None received.

COMMENTS

The application is brought to Planning Committee, as a Thanet District Council employee is the applicant. The main issues identified in determining this application are its impact upon the character of the area and its impact upon neighbouring properties.

Character and Appearance

The proposed extension will retain an approx. 1m separation to the boundary, and an overall separation distance of approx. 4.2m to the adjacent neighbouring property to the West side elevation. Given this separation distance to the neighbour, together with the single storey nature of the proposed extension and the relatively modest width of the majority of the extension, I consider the proposed extension to appear as a clearly subservient addition to the main house, which will not result in any adverse impacts of a terracing effect to the street scene. Furthermore the proposed false hipped pitched roof to all elevations will clearly tie in

to the prevalent hipped roof character of the area, and the materials, which are proposed to match the existing property, will appear in keeping with the existing house. As such the proposal is not considered to result in an unduly prominent development within the street scene, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Given the separation distance of 4.2m from the proposed extension to the adjacent neighbour, coupled with the single storey nature of the proposal, alongside the existence of relatively high boundary treatment for part of the depth of the proposed extension, there are not considered to be any significant adverse impacts by way of a loss of light or sense of enclosure to the neighbouring property occupiers.

There is currently a glazed porch, 3no. windows and a kitchen door which face on to the neighbouring properties side elevation of whom has 3no. side elevation windows facing number 27. The proposed extension will serve a kitchen, which it is not considered to be a primary habitable room, and as windows currently exist at the side elevation of the house, I consider the proposed windows to be an addition to an existing situation. With this in mind, given the relatively high boundary treatment which exists for part of the depth of the extension, together with the single storey height of the extension, and the distance to the neighbour, I consider that the side elevation windows would not result in harmful overlooking to the occupiers of number 25 Western Road. The proposed development is therefore considered to be acceptable in terms of the living conditions of neighbouring property occupiers, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Conclusion

The impact upon the character and appearance of the area and neighbouring property occupiers living conditions is considered to be acceptable. It is therefore recommended that members approve the application.

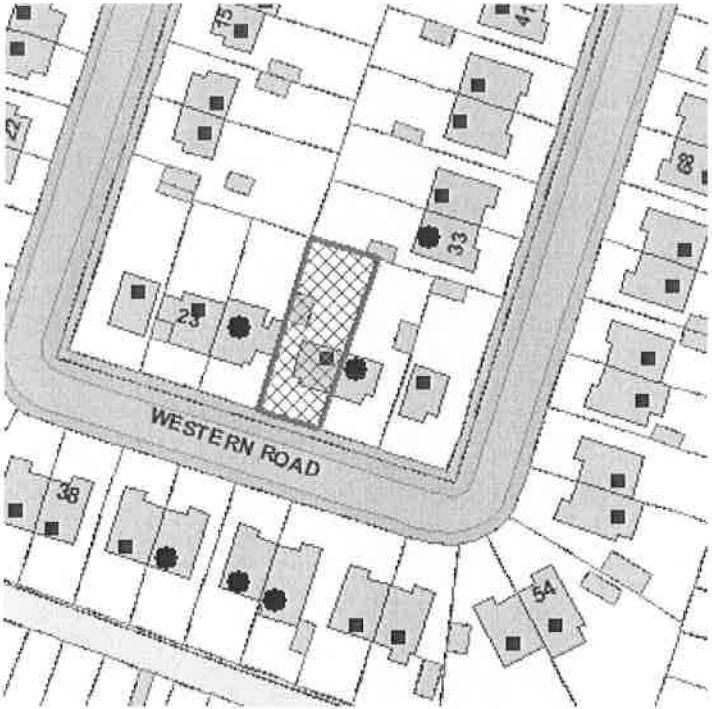
Case Officer

Jenny Suttle

TITLE: FH/TH/16/0737

Project 27 Western Road MARGATE Kent CT9 3QW

Scale:



SITE, LOCATION AND DESCRIPTION

The site is within a wholly residential area of Ramsgate. The area is predominantly characterised by two storey semi-detached and detached houses of a variety of styles and designs, many of which have had extensions and alterations. 15 Rydal Avenue is a two storey semi-detached house with a gabled pitched tiled roof and constructed of facing brown brick. The house has an existing single storey side extension and garage which extends forward of the main house by 1m and a further 1.5m to the rear. The garage is flush with the front porch and is constructed with a flat roof with a false pitch.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application proposes the erection of a first floor side extension to be set back from the front elevation of the house by approx. 4m, and set down from the main ridgeline by approx. 1.5m with a pitched gabled roof to match the existing house, and a small hipped roof to the rear. The extension is proposed to be clad with tile hanging and will incorporate 2no. windows to the front elevation and 1no. window to the rear. The application will also involve the replacement and re-siting of the landing window forward by approx. 1.2m.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

NOTIFICATIONS

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

CONSULTATIONS

None received.

COMMENTS

The application is brought to Planning Committee, as a Thanet District Council employee is the applicant. The main issues identified in determining this application are its impact upon the character of the area and its impact upon neighbouring properties.

Character and appearance

The application site is located within a road with numerous examples of two storey side extensions of various designs, with the adjacent neighbour having a two storey side extension with a flat roof. The proposed extension, by virtue of its set down and set back from the ridgeline and front elevation respectively is considered to appear as a clearly subservient addition to the main property. Furthermore given there is no prevalent character or design to properties, together with the existence of numerous two storey side extension within the nearby vicinity, the extension will not appear out of keeping with the area. The extension will maintain a separation distance of approx. 3.5m to the side elevation of the adjacent neighbour, and this separation, coupled with the significant set back of 4m from the front elevation is considered to prevent any adverse impacts of a terracing effect within the street scene.

The materials are proposed to be UPVC and tiles to match the existing windows and roof, which will appear in keeping with those of the existing property. The walls are proposed to be clad with tile hanging. Whilst this is an alternative material to the existing brick facing of the existing external elevations, given that there are a variety of designs and materials to properties within the area, including external cladding, together with the fact the extension will be significantly set back from the front elevation of the property, I do not consider these materials to appear unduly prominent within the street scene. Furthermore a condition will be attached to any grant of planning permission for a sample of the proposed cladding to be agreed in writing by the Local Planning Authority, prior to its installation. Therefore the extension is not considered to result in harm to the visual amenity of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The adjacent neighbour number 17 has a side elevation window of its two storey side extension serving a bedroom which is a primary habitable room. The extension is proposed to be set back by approx. 4m and will therefore be set behind this window, thereby limiting any impacts of a loss of light or sense of enclosure. The two storey extension will extend approx. 1.5m from the original rear elevation, however the neighbour's two storey extension is set back further than the proposed extension. Therefore there will be no adverse impacts of a loss of light or sense of enclosure to the neighbouring properties rear elevation windows.

There is 1no. side elevation window of the adjacent neighbour which will face the proposed extension, however this is an obscure glazed window which appears to be the secondary window serving the kitchen, which is not a primary habitable room, of which the main window is located at the rear. Given the fact this is a secondary window, together with the fact the window currently faces the existing single storey extension, I do not consider the proposed extension to result in unacceptable harm to the neighbouring properties living conditions in terms of a loss of light, outlook and sense of enclosure.

In terms of overlooking the re-sited landing window, which will now face the neighbouring properties bedroom window, is proposed to be obscure glazed and non-opening below 1.8m above finished floor level. As the window does not serve a habitable room, I consider sufficient restrictions will be in place to prevent any adverse impacts of overlooking. Similarly the 2no. front elevation windows will serve a shower room and a landing which are again not

habitable rooms. The agent has confirmed that the bathroom window will be obscure glazed, and given the location of the windows, only oblique views will be possible. Therefore there are not considered to be any adverse impacts of direct overlooking to the neighbouring property occupiers. The application is therefore considered to be acceptable in terms of impacts to neighbouring property occupiers living conditions, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Conclusion

The impact upon the character and appearance of the area and neighbouring property occupiers living conditions is considered to be acceptable. It is therefore recommended that members approve the application.

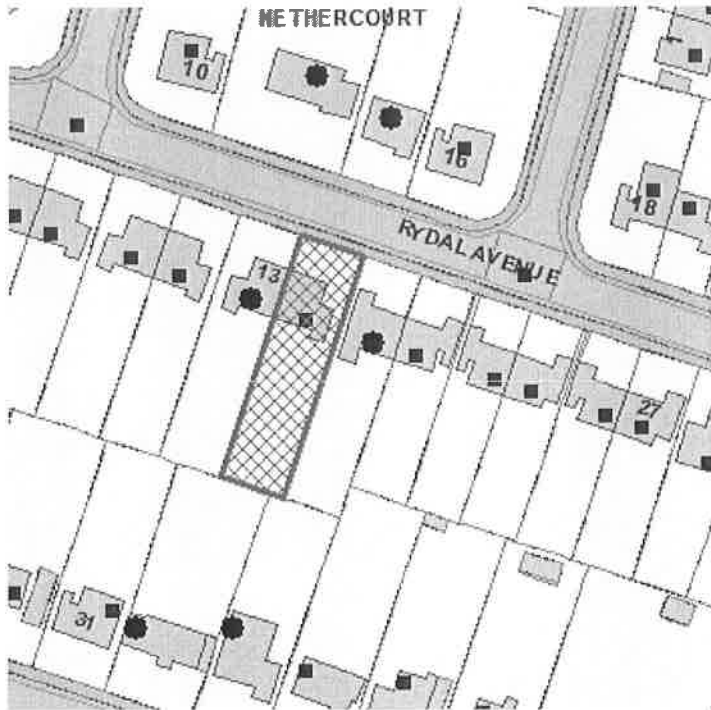
Case Officer

Jenny Suttle

TITLE: FH/TH/16/0770

Project 15 Rydal Avenue RAMSGATE Kent CT11 0PT

Scale:



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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 £25 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.