

## Planning Committee

### **Minutes of the meeting held on 19 October 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, Fenner, Taylor, Tomlinson, K Gregory, Hayton, Buckley, Dawson, R Potts and Connor

**In**

**Attendance:** Councillors: Shonk, L Fairbrass, Rogers, Townend, Crow-Brown, Grove, Braidwood and K. Coleman-Cooke

#### **84. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Howes.

#### **85. DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **86. MINUTES OF PREVIOUS MEETING**

It was proposed by Councillor Jaye-Jones, seconded by Councillor K. Gregory and AGREED that the minutes of the Planning Committee held on 21 September 2016 be approved and signed by the Chairman.

#### **87. SITE VISITS**

#### **88. FH/TH/16/0756 - 26 OLD HALL DRIVE, RAMSGATE**

PROPOSAL: Erection of a single storey side extension and two storey rear and side extension and erection of porch to front elevation following demolition of existing garage.

Speaking under Council Procedure rule 20.1 was Councillor Rogers.

Also speaking under Council Procedure rule 20.1 was Councillor Townend.

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

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

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 22699A\_04 Revision P3, and 22699A\_05 Revision P4 received 5 August 2016.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions 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 and declared CARRIED.

**89. OL/TH/16/0654 - 66 MONKTON ROAD, MINSTER**

PROPOSAL: Outline application with some matters reserved including access, for the erection of 36 dwellings with construction of new access from Monkton Road, associated new internal access roads, drainage and landscaping (reserved)

Speaking under Council Procedure rule 20.1 was Councillor Crow-Brown.

Also speaking under Council Procedure rule 20.1 was Councillor Grove.

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

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

‘That the application be DEFERRED AND DELEGATED to the Director of Community Services to approve subject to the following safeguarding conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site 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 No buildings within any part of the site shall exceed two storey in height specified in the supporting statements that was submitted in conjunction with the planning application hereby approved.

GROUND:

To ensure that the development takes place substantially in accordance with the principles and parameters contained within the outline documentation.

6 The vehicular access hereby permitted shall be provided prior to the first occupation of the development.

GROUND:

In the interest of highway safety.

7 Prior to the commencement of development details of the proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to, and agreed in writing by, the Local Planning Authority.

GROUND:

In the interests of highway safety.

8 The details to be submitted pursuant to Condition 1 above shall show provision of areas for vehicle parking spaces and turning areas. Such approved details shall be thereafter implemented in full prior to the first occupation of any dwelling.

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.

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

GROUND:

To prevent extraneous material being deposited on the public highway

10 Prior to the occupation of any dwellings hereby approved the following works 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, street lightning, street nameplates and highway structures
- Between a dwelling and the adopted highway.

GROUND:

In the interests of highway safety.

11 Prior to the first occupation of any dwelling hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1 metres above the level of the adjacent highway carriageway.

GROUND:

In the interests of highway safety.

12 Prior to the first occupation of any dwelling hereby permitted a pedestrian visibility splay measuring 1 metre X 1 metre shall be provided behind the footway on both sides of each private access and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the footway.

GROUND:

In the interests of highway safety

13 Prior to the first occupation of the development, secure cycle parking facilities for each dwelling hereby permitted shall be provided and thereafter maintained.

GROUND:

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

14 The details to be submitted pursuant to Condition 1 above shall include provision of a pedestrian connection to public footpath TE462. The connection shall be completed prior to the first occupation of any dwelling hereby approved.

GROUND:

To ensure that the development is sustainable in accordance with the principles of the NPPF.

15 Details to be submitted in pursuant of Condition 1 above shall include a construction management plan, to include the following details:

- (a) Routing of construction and delivery vehicles to/from site
- (b) Timing of deliveries
- (c) Parking for site personnel
- (d) Parking and turning for delivery vehicles
- (e) Provision of wheel washing facilities

GROUND:

In the interests of highway safety

16 The layout plan to be submitted in pursuant of condition 1 above shall identify the location of Electric Vehicle Charging Points, in the form of 1 EV charging point per residential property with dedicated parking, and 1 in 10 of all allocated parking, with full details of the Electric Vehicle Charging Points to be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To mitigate against the cumulative impact of the proposal on air quality, in accordance with Policy EP5 of the Thanet Local Plan.

17 The details to be submitted pursuant to 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.

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

19 No drainage systems for the infiltration of surface water drainage into the ground are 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 approved details.

GROUND: Infiltration through contaminated land has the potential to impact on groundwater quality.

20 No development shall take place 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, have been submitted to and agreed in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that the run-off leaving the site post-development will be attenuated on site and discharged to the receiving sewer at a maximum rate, as formally agreed with Southern Water, for all rainfall events, up to and including the climate change adjusted critical 100yr storm. 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 National Planning Policy Framework.

21 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.

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 National Planning Policy Framework.

22 The detailed design of the dwellings hereby approved, to be submitted in pursuant of condition 1 above shall show no habitable rooms located closer than 15 metres to the boundary of a proposed pumping station site.

GROUND:

In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF.

23 The landscaping plan to be submitted in pursuant of condition 1 above shall include the ecological enhancements detailed within the Ecological Appraisal (dated February 2016 by Aspect [Ecology]) and the recommendations of the Arboricultural Report (dated 16th May 2016 by Chartwell Tree Consultants Ltd).

GROUND:

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

24 The landscaping plan to be submitted in pursuant of condition 1 above shall include the recommendations as identified within the Landscape Appraisal (Crabtree & Crabtree dated November 2015).

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies CC1 of the Thanet Local Plan.

25 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 been submitted to and approved 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 by the Local Planning Authority

GROUND:

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.”

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

It was then proposed by Councillor Taylor-Smith and seconded by Councillor Tomlinson:

“THAT the application be deferred back to officers to seek further information in regard to the impact of the development on the Grade II Listed Eden Hall and potential grounds for refusal of the application, to be reported back to members”.

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

**90. SCHEDULE OF PLANNING APPLICATIONS**

**91. A01 - F/TH/16/0423 - 20 BEACH ROAD, WESTGATE ON SEA**

PROPOSAL: Change of use from Public House to 4No. 1-bedflats, 3No. 2-bed flats and 3 letting rooms with associated parking, bin and cycle stores, together with micro pub on ground floor and the erection of a first floor extension and erection of 3no. town houses with associated gardens and parking.

Speaking in favour of the application was Mr Goddard.

Speaking raising points of concern was Mr Moores.

Also speaking raising points of concern was Ms Whitehead.

Speaking as ward councillor was Councillor Braidwood.

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

“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 drawings:

22531A\_10 Revision D received 17/08/16

22531A/20 Revision A received 22/03/16

22531A/21 Revision A received 22/03/16

22531A/22 Revision A received 22/03/16  
 22531A/24 Revision C  
 22531A/25 Revision E revised 17/08/16  
 22531A/26 Revision D  
 22531A/27 received 04/10/16  
 22531A/28 Revision A  
 22531A/29 Revision C received 17/08/16  
 22531A/30 received 04/10/16

**GROUND:**

To secure the proper development of the area.

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

**GROUND:**

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

4 All new window and door openings to The Knot shall have a reveal of not less than 100mm

**GROUND:**

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

5 No development shall take place until a Construction Environmental Management Plan, which shall include the following details:

- o timing/programme of works of construction
- o mitigation for the construction phase of the development
- o traffic movements to and from the site and any necessary traffic management measures
- o areas for parking, loading, turning and unloading by site personnel, visitors and delivery vehicles
- o wheel washing facilities

has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**GROUND:**

To ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance within National Planning Policy Framework paragraph 109 and in the interests of highway safety

6 No seating (tables, chairs or benches) associated with the A4 planning class premises shall be placed on the forecourt area to the front of the licensed premises at any time.

Ground: In the interests of residential amenity in accordance with policy D1.

7 No deliveries to the site associated with the A4 planning class use (Drinking establishments) shall be received outside of 09:00am to 17:00pm Monday to Friday.



Ground : In the interests of residential amenity in accordance with policy D1.

8 Prior to installation of any new plant and equipment associated with the brewing of alcohol in the basement of the A4 planning class use (drinking establishments), the occupant or operator shall provide the local planning authority with an operational plan. No installation of new plant and equipment shall commence until the operational plan has been agreed in writing by the local planning authority. The operational plan shall include information (but not limited to):

- a. A plan of the basement area with plant and equipment position shown
- b. List of equipment to be used in the brewing process and its sound power level.
- c. A noise management plan for plant and equipment. This is to include planned mitigation if it is identified as required.
- d. An odour management plan for the brewing equipment and process. This is to include planned mitigation if it is identified as required.

The development shall be carried out in full accordance with the agreed details:

Ground: In the interests of residential amenity in accordance with policy D1.

9 No development in association with the conversion of The Knot shall commence until a scheme to protect the approved residential unit 4 from noise from the 'Micropub' has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved before the unit 4 is occupied.

Ground: To minimise the disturbance of noise that could be caused to incoming occupiers of unit 4 from the adjoining 'Micropub'.

10 No residential unit within The Knot shall be occupied until a detailed scheme for the parking of cycles and refuse store has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Ground: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport and to ensure there is sufficient space for bins within the development.

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

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

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 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 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

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

14 Prior to the first occupation of the development hereby permitted the parking / turning facilities as shown on drawing numbered 22531A\_10 Revision D shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

GROUND:

To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

15 No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the local authority

GROUND:

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

Following debate the motion was put to the vote and declared CARRIED.

92. **A02 - FH/TH/16/0916 - 1 ST MAGNUS COURT, ST MAGNUS CLOSE, BIRCHINGTON**

PROPOSAL: Retrospective application for erection of single storey rear extension with balcony

Speaking raising points of concern was Mr Cook.

Speaking as ward councillor was Councillor K. Coleman-Cooke.

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 drawings numbered 03 B and 04 C received 10 August 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of use, obscure glazed privacy screens at a minimum height of 1.8m shall be erected along the sides of the balcony hereby approved, in accordance with the approved plan 04 C received 10 August 2016. The privacy screens shall be thereafter maintained.

GROUND:

To safeguard the privacy and residential amenities currently enjoyed by the occupiers of adjacent neighbouring properties, in accordance with Policy D1 of the Thanet Local Plan.

4 The 1no. window to the West side elevation of the extension hereby approved shall be provided and maintained with an obscure glazed non opening window, in accordance with approved plan 04 C received 10 August 2016.

GROUND:

To safeguard the privacy and residential amenities currently enjoyed by the occupiers of adjacent neighbouring properties, in accordance with Policy D1 of the Thanet Local Plan.”

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

It was then proposed by Councillor K. Gregory and seconded by Councillor Buckley:

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

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

93. **A03 - F/TH/16/0728 - ALL SAINTS INDUSTRIAL ESTATE, ALL SAINTS AVENUE, MARGATE**

PROPOSAL: Erection of 2no. industrial units comprising part light industrial (B1) part storage and distribution (B8) and 1no. industrial building comprising part light industrial (B1) part general industrial (B2) part storage and distribution (B8) with access and associated parking

Speaking in favour of the application was Mr Eley.

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

“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 drawings numbered 300 REV A, 304 Rev A, 305 Rev B and 306 received 30th August 2016 and 307 received 1st September 2016.

GROUND:

To secure the proper development of the area and to protect the living conditions of neighbouring property occupiers, in accordance with Thanet Local Plan Policy D1 and guidance within the National Planning Policy Framework paragraph 17.

3 Prior to the first use of the development hereby permitted, details of cycle parking for a minimum of 3no. bikes 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.

4 Prior to the commencement of development hereby permitted, a parking area shall be provided within the site for use by site personnel and visitors, and a loading and unloading and turning area shall be provided within the site for use by construction vehicles. These areas shall be kept available for this use at all times during the construction period.

GROUND:

In the interests of highway safety.

5 Prior to the first use of the development hereby permitted, the 6 metre wide link road around the site and the vehicle loading and unloading and turning facilities, as shown on the approved plan numbered 300 REV A shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

6 The car parking spaces shown on the approved drawing shall be provided before the occupation of the building to which they relate and thereafter shall remain available solely for the parking of staff and visitor vehicles related to the use of the premises.

**GROUND:**

In the interests of highway safety.

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

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- the treatment proposed for all hard surfaced areas beyond the limits of the highway (which shall be a bound surface for the first 5 metres of the access from the edge of the highway)
- walls, fences, other means of enclosure proposed

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

**GROUND:**

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

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

**GROUND:**

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

9 No deliveries to or collections from any part of any buildings hereby approved shall take place between the hours of 10pm and 7am, on any given day.

**GROUND:**

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

10 Prior to the installation of any mechanical ventilation or other plant associated with the commercial operation of the building full details including plans and drawings, full specifications of all filtration and odour abatement systems, noise output, termination points and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority. The design and installation of new items of fixed plant at the proposed site shall be such that, when operating, the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of the nearest noise sensitive premises, shall be a rating level

of 3dB(A) below the background noise level LAF90 Tbg. All measurements shall be determined using the guidance of BS 4142:2014 RATING FOR INDUSTRIAL NOISE AFFECTING MIXED RESIDENTIAL & INDUSTRIAL AREAS. In the event that an assessment of the specific noise level at the nearest residential location is not practicable, the applicant, in agreement with the local planning authority, can define one or more reference measurement positions which should be relatively close to the item of plant. The noise level from the facade of the nearest noise sensitive premises can then be calculated on the basis of the measurement(s) at the reference location(s).

The mechanical ventilation or other plant shall be installed in accordance with the approved details and shall be permanently maintained thereafter.

**GROUND:**

In the interest of the amenities of the occupiers of surrounding dwellings, in accordance with Local Plan Policy D1 and the National Planning Policy Framework.

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

**GROUND:**

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

12 Prior to first use of the development hereby approved, full details of any external lighting, including their fittings, illumination levels and spread of light shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting installation shall then be carried out in accordance with the approved details.

**GROUND:**

To ensure that light pollution is minimised in the interest of the visual amenities of the area and in the interests of biodiversity, in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

13 No development shall take place until the following components of a scheme to deal with the risks associated with the contamination of the site are each submitted to and approved in writing by the Local Planning Authority:

1. A site investigation scheme based on the submitted preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
2. 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 any remediation methods required and how they are to be undertaken.

3. If necessary following (2), 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 (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4. If a verification plan is required, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of 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 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 paragraph 109.

14 No piling or any other foundation design/investigation boreholes using penetrative methods are permitted, unless details for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with any details approved.

**GROUND:**

To prevent pollution of the underlying chalk Principal Aquifer in accordance within paragraph 109 of the National Planning Policy Framework.

15 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.

16 Prior to commencement of the development, a detailed construction management plan shall be submitted to, and approved to the local authority. The construction management plan shall include (but not limited to) the following matters:

- a. Construction process - to include mitigation measures for neighbouring sensitive premises
- b. Hours of operational construction work.
- c. Site deliveries plan - given the limited access this is to include times deliveries will be accepted and if required plans to mitigate for large scale deliveries of materials and equipment.
- d. Construction site dust management strategy

- e. Construction noise management - to include expected significant noise generating activities and mitigation measures to be employed.
- f Site parking strategy for staff - to include strategy on dealing with overflow of site staff parking in the vicinity.
- g. Waste Management policy - we advise this includes a restriction on any burning of material at the site

**GROUND:**

To protect the living conditions of neighbouring occupiers during construction, in accordance with Thanet Local Plan Policy D1 and paragraph 17 of the National Planning Policy Framework.

17 Prior to the commencement of development, a detailed sustainable surface water drainage scheme for the site shall be submitted to, and approved in writing by, the Local Planning Authority. The detailed drainage scheme shall be based upon the proposals within the Flood Risk and SUDS Assessment by BJB Consulting Ref. 2244/FR01, May 2016, and demonstrate that the surface water generated by this development (for a" rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of without increase to flood risk. 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 adequate provision for surface water drainage without resulting in additional flood risk, in accordance with guidance within the National Planning Policy Framework.

18 No drainage systems for the infiltration of surface water drainage into the ground are 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 approved details.

**GROUND:**

Infiltration through contaminated land has the potential to impact on groundwater quality and the principal aquifer, which should be protected in accordance with guidance within the National Planning Policy Framework.

19 The approved buildings shall only operate between the hours of 7am and 8pm on any given day.

**GROUND:**

In the interests of residential amenities, in accordance with Thanet Local Plan Policy D1 and paragraph 17 of the National Planning Policy Framework.”

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



**94. A04 - F/TH/16/0939 - UNIT 22 MANSTON BUSINESS PARK, INVICTA WAY, RAMSGATE**

PROPOSAL: Retrospective application for the change of use from light and general industrial unit to Cafe (use class A3)

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 premises shall be used as a cafe and for no other purpose including any other purpose in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND:

To secure the proper development of the area in accordance with Thanet Local Plan Policy EC12.

2 The use of the premises hereby approved shall not be used other than between the hours of 0700 and 14.30 Monday to Friday in any week, and at no time on Saturday or Sundays.

GROUND:

To secure the proper development of the area, and reduce any impact on the vitality and viability of existing centres, in accordance with Thanet Local Plan Policy EC12 and the National Planning Policy Framework.”

**95. A05 - F/TH/16/0856 - HAINE LODGE, SPRATLING LANE, RAMSGATE**

PROPOSAL: Erection of a three-storey detached dwelling, with attached double garage with workshop and leisure room above, and associated parking and landscaping

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 numbered 107/P01, 107/P02 Rev A, 107/P03 Rev A, 107/P04, 107/P05, 107/P06 Rev A, and 107/P07, received 30 June 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

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

4 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

5 The development hereby approved shall be constructed in Belgravia Yellow multi stock brick and Vivera Natural slate, in accordance with the submitted samples, and precast stone cills and heads, as annotated on the approved plans.

GROUND:

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

6 All external windows and doors shall be set within a minimum reveal of not less than 100mm.

GROUND:

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

7 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 the National Planning Policy Framework.

8 No development shall take place 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, 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 NPPF.”

Meeting concluded : 9.35pm