

Planning Committee

Minutes of the meeting held on 18 January 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Bob Grove (Chairman); Councillors Jaye-Jones, Bambridge, Buckley, Connor, Dawson, Edwards, J Fairbrass, Fenner, K Gregory, Howes, Partington, R Potts, Taylor and Tomlinson

In Attendance: Councillors L. Fairbrass, S. Piper, L. Potts, J Dellar and Game

127. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

128. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

129. **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 14 December 2016 be approved and signed by the Chairman.

130. **SCHEDULE OF PLANNING APPLICATIONS**

131. **A01 - F/TH/16/1232 - MIZURI, NORMAN ROAD, BROADSTAIRS**

PROPOSAL: Erection of two storey dwelling

Speaking in favour of the application was Mr Brown.

Speaking raising points of concern was Mr Suchak.

Speaking as town councillor was Councillor Binks.

Speaking as ward councillor was Councillor Matterface.

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered DB/DW/16/9/2 and DB/DW/16/9/3, received 05 December 2016.

GROUND:

To secure the proper development of the area.

- 3 Prior to the first occupation of development hereby approved the means of access shown on drawing DB/DW/16/9/3 shall be completed and thereafter maintained.

GROUND:

In the interests of highway safety.

- 4 Prior to the first occupation of the development hereby permitted details of visibility splays provided with no obstructions over 0.9m above carriageway level shall be submitted to and approved in writing by the Local Planning Authority. The approved splays shall thereafter be implemented in full and maintained.

GROUND:

In the interest of highway safety

- 5 The area shown on the submitted plans 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:

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

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

GROUND:

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

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

GROUND:

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

- 8 Prior to the first occupation of the development hereby permitted, boundary treatment no less than 1.8m in height shall be erected along the south-west boundary of the site, in accordance with the approved plan.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties, and to provide secure doorstep playspace, in accordance with Policies D1 and SR5 of the Thanet Local Plan.”

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

Then, it was proposed by Councillor Buckley and seconded by the Vice-Chairman:

“That the application be REFUSED for the following reasons:

The proposed dwelling, by virtue of its design, scale and location would represent a cramped and obtrusive form of development that is out of keeping with the prevailing character and appearance of development within the locality, representing overdevelopment of the site within its backland context, resulting in significant harm to the character and appearance of the area. The proposal is therefore contrary to Policy D1 of the Thanet Local Plan and paragraphs 58, 60, 61 and 64 of the National Planning Policy Framework.”

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

132. A02 - F/TH/16/1414 - 24 HARBOUR STREET, RAMSGATE

PROPOSAL: Retrospective change of use of part of ground floor from retail (Use Class A1) to taxi office (sui generis)

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 use hereby permitted shall be discontinued on or before 18th January 2018 unless a further application for renewal is submitted prior to the expiry of this permission and is subsequently approved.

GROUND:

In order that the Local Planning Authority may retain control over the development and assess the impact of the use at the end of the temporary period.

- 2 The development hereby approved shall be carried out in accordance with the approved drawing proposed ground floor plan

GROUND:

To secure the proper development of the area.

- 3 The premises shall only be used on Thursday, Friday and Saturdays between the hours of 10pm until 4am the following day.

GROUND:

To protect the living conditions of residents and the amenities of the locality in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

- 4 Within one month of the date of this decision the entrance doors shall be made self-closing to minimise the emission of noise from the premises. The doors shall thereafter be maintained as self-closing doors.

GROUND:

In the interests of the amenities of the locality in accordance with Policy D1 of the Thanet Local Plan and the principles of the NPPF.

- 5 Within one month of the date of this decision, a scheme detailing refuse provision for patrons to be provided within the site, shall be submitted to and approved in writing. The scheme shall be carried out in accordance with the agreed details within one month of approval of the scheme and thereafter maintained.

GROUND:

In the interest of visual amenity in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

- 6 Within one month of the date of this decision a scheme for the provision of a Closed Circuit Television System shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the position of cameras and their coverage. The scheme shall be carried out in accordance with the agreed details within one month of approval of the scheme and shall thereafter maintained.

GROUND:

In accordance with Policy D1 of the Thanet Local Plan.”

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

Then, it was proposed by Councillor Tomlinson and seconded by Councillor Taylor:

“That the application be approved subject to an amended condition:

- 1 The use hereby permitted shall be discontinued on or before 18th July 2017 unless a further application for renewal is submitted prior to the expiry of this permission and is subsequently approved”

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

Then it was proposed by Councillor Tomlinson and seconded by Councillor Partington:

“That the application be REFUSED for the following reasons:

The proposal, by virtue of its location and relationship with existing late-night premises in the vicinity, results in noise and disturbance to residential properties, and increases the potential for anti-social behaviour within the town centre of Ramsgate, resulting in harm to living conditions of surrounding residential properties and the potential for crime and disorder, contrary to Thanet Local Plan Policy D1 and paragraph 58 of the National Planning Policy Framework.”

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

133. A03 - F/TH/16/1109 - LAND ON THE EAST SIDE OF LEICESTER AVENUE, MARGATE

The item was withdrawn.

134. A04 - F/TH/16/1114 - YOAKLEY HOUSE, DRAPERS CLOSE, MARGATE

PROPOSAL: Erection of a 32no. bed annexe to care home together with service road and parking

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson and RESOLVED:

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

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

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

GROUND:

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

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 1841 016 Rev P2 and 1841 017 Rev P2, received 21 December 2016, the revised drawings numbered 1841 020 Rev P2, 1841 010 Rev P2, and 1841 011 Rev P2, received 04 October 2016, and the submitted drawings numbered 1841 012 Rev P1, 1841 013 Rev P1, and 1841 015 Rev P1, received 11 August 2016.

GROUND:

To secure the proper development of the area.

- 3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

- (i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority; and
- (ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

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

GROUND:

In the interests of highway safety

- 5 Prior to the first use of the development hereby permitted, the vehicular access and 2m wide footpath and footpath link into Drapers Close, as shown on the approved plans numbered 1841 022 Rev P2, and 1841 020 Rev P2, shall be completed and thereafter maintained (this must include the cutting back of the existing hedges as shown on the approved plan).

GROUND:

In the interests of highway safety and sustainability.

- 6 Prior to the first use of development hereby permitted, details of secure cycle parking facilities, to include a minimum of 6no. cycle parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in accordance with the approved plans and thereafter maintained.

GROUND:

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

- 7 Prior to the commencement of development hereby permitted, construction vehicle loading/unloading and turning facilities, and parking facilities for site personnel and visitors, shall be provided on site and for the duration of construction.

GROUND:

In the interests of highway safety.

- 8 No development shall take place until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and

agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and timetable and thereafter maintained.

GROUND:

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

- 9 Prior to the first use 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, which shall be permeable, and shall be a material other than tarmac for the internal footpaths within the site
 - o walls, fences, other means of enclosure proposed
 - o the ecological enhancement measures as shown within the indicative Proposed Landscape Strategy

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

- 10 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

- 11 (i) Development shall not begin 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 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 within the curtilage of the site through appropriately designed and constructed sustainable drainage features.
- (ii) 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, to reduce the risk of on/off site flooding and to ensure ongoing efficiency of the drainage provisions, in accordance with the NPPF.

- 12 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.”

135. A05 - L/TH/16/0979 - MARGATE HARBOUR ARM STONE PIER, MARGATE

PROPOSAL: Application for listed building consent for new railings and pedestrian barrier along with new wall mounted lighting to replace existing handrail lighting to Harbour Arm

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson 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 including Site Plan Dwg No. 3596_502 Submitted on 18th October 2016, Sections and Details 3596_503 Submitted on 18th October 2016

GROUND:

To secure the proper development of the area.”

136. A06 - F/TH/16/1331 - LAND REAR OF 1 TO 7 CORONATION CLOSE, BROADSTAIRS

PROPOSAL: Variation of condition 2 of planning permission F/TH/14/0242 for erection of two semi-detached bungalows and one detached bungalow, together with associated car parking, following demolition of existing garages to allow repositioning of the bungalows, amendments to parking layout and alterations to design of all bungalows

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson and RESOLVED:

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

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

- 1 The development hereby permitted shall be begun before the 15th May 2017.

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 2817 2 Rev C, , 2817 3 Rev A and 2817 4 Rev B received 20th October 2016.

GROUND:

To secure the proper development of the area.

- 3 The area shown on drawing number 2817 4 Rev B, received on the 20th October 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 Cycle storage shall be provided in accordance with the details approved by the Local Planning Authority on the 21st November 2016. The storage should be provided prior to the first occupation of any of the units hereby approved and shall, thereafter, be maintained for that purpose.

GROUND:

To promote the opportunities for cycling to residents in accordance with saved policy TR12 of the Thanet Local Plan.

- 5 The development hereby approved shall be constructed of Reigate Purple Multi Stock bricks and Redland 49 Granular Brown concrete roof tiles as agreed on the 21st November 2016 by the Local Planning Authority.

GROUND:

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

- 6 Each dwelling shall be fitted with a RAD fire Spinkler System as approved on the 21st November 2016 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers in accordance with saved policy D1 of the Thanet Local Plan.”

137. D07 - F/TH/16/1051 - 49 - 51 EDGAR ROAD, MARGATE

PROPOSAL: Change of use from residential care home to 2no 5 bedroom houses and 8no. 2 bedroom flats together with single storey rear extension and alterations to fenestration

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 DEFERRED AND DELEGATED to the Director of Community Services to approve subject to receipt of a legal agreement securing the agreed planning obligations and the following safeguarding conditions:

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

GROUND:

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

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

Floor Plans 16.007 Dwg No 01 Rev A, Proposed Elevations Dwg No 07

GROUND:

To secure the proper development of the area.

- 3 Prior to the first occupation of the self contained flats hereby permitted, covered cycle parking facilities shall be provided within the garden area at a ratio of 1 cycle parking space per flat. The cycle parking facilities shall thereafter be maintained.

GROUND:

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

- 4 Prior to the first occupation of the development hereby permitted, the refuse storage facilities as specified upon the approved drawing numbered 04 Rev A shall be provided and thereafter maintained.

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.”

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

Meeting concluded : 9.05pm