

## PLANNING COMMITTEE

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

**Present:** Councillor Jack Cohen (Chairman); Councillors Campbell (Vice-Chairman), Alexandrou, Binks, Coleman-Cooke, Edwards, Everitt, Fenner, E Green, Hayton, Kirby, Matterface, D Saunders and Sullivan

**In Attendance:** Councillors D Green, Hornus & Wiltshire (*who spoke under Council Procedure Rule 24.1*) and Councillor M Tomlinson

### 295. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gibson, King, S Tomlinson and Wright.

Councillor E Green was present as substitute for Councillor Gibson; Councillor Coleman Cooke, as substitute for Councillor S Tomlinson; and Councillor D Saunders, as substitute for Councillor Wright.

### 296. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 297. MINUTES OF PREVIOUS MEETING

On the proposal of Councillor Campbell, seconded by Councillor Matterface, the minutes of the meeting of the Planning Committee held on 15 January 2014 were approved and signed by the Chairman.

### 298. PROPOSED INTERIM APPROACH TO INTERPRETING SAVED POLICY H11 OF THE THANET LOCAL PLAN

Councillor D Green spoke under Council Procedure Rule 24.1.

In response to a query from Councillor Matterface, Simon Thomas, Planning Manager, confirmed that the 100 metre radius referred to in the recommended interim approach would be measured as from the centre point of the proposed property.

Councillor D Green and the Planning Officers were thanked for their work on this item.

It was **RESOLVED:**

“THAT the officer’s recommendation, as set out at paragraph 5.1 of the report, be adopted, namely:

‘That the Planning Committee adopts the recommended interim approach when deciding planning applications under saved policy H11 of the Local Plan’ ”.

### 299. 88 THE SILVERS, BROADSTAIRS CT10 2LZ - F/TH/13/0843

**PROPOSAL:** Retrospective application for the change of use from dwelling house to house of multiple occupation (C4), and extension of vehicular access to allow for additional parking provision

Councillor Wiltshire spoke under Council Procedure Rule 24.1.

Simon Thomas, Planning Manager, displayed the floor plans *[plans subsequently published on the Council's website as a meeting document]*, and responded to Members' queries in relation to bedroom and living room space.

It was proposed by Councillor Cohen, and seconded by the Vice-Chairman, Councillor Campbell:

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

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

1. No more than five persons shall occupy the property as principal or main residents at any one time.

**GROUND:**

In the interests of highway safety.

2. Within 3 months of the date of this decision notice, 3no. off-street parking spaces shall be provided and thereafter maintained in accordance with the approved plan numbered 8893 received 26 November 2013.

**GROUND:**

In the interests of highway safety.

3. Pedestrian visibility splays of 2 m x 2 m shall be provided and maintained, in accordance with the approved plan numbered 8893 received 26 November 2013.

**GROUND:**

In the interests of highway safety."

Following debate, this motion was upon being put to the vote declared LOST.

Adjournment of meeting

On the proposal of Councillor Campbell, seconded by Councillor Matterface, it was AGREED to adjourn the meeting for 5 minutes.

Resumption of meeting

Upon the meeting being resumed, it was proposed by Councillor Campbell and seconded by Councillor Matterface:

"THAT the application be refused on the GROUNDS that there is insufficient accommodation for five unrelated adults".

Upon being put to the vote, this motion was ADOPTED.

**300. SCHEDULE OF PLANNING APPLICATIONS**

(a) **A01 - 17 The Silvers, Broadstairs CT10 2PF - F/TH/13/0946**

PROPOSAL: Retrospective application for the change of use from single dwelling to house in multiple occupation (C4)

Miss Rebecca Fay-Reed spoke in support of the application

Mr David Heeney spoke against the application  
Councillor Wiltshire spoke under Council Procedure Rule 24.1

Simon Thomas, Planning Manager, displayed the floor plan *[now published as part of the meeting details on the Council's website]*.

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. Within 3 months of the date of this decision notice, the existing dropped kerb should be extended in order to provide 3no. independently accessible off-street parking spaces, in accordance with plan numbered 8931, received 05 February 2014. The parking spaces shall thereafter be maintained.

GROUND:

In the interests of highway safety.

Following debate, the motion was put to the vote and ADOPTED.

(b) **A02 - Land Adjacent 5, Barn Crescent, Margate - F/TH/13/1007**

PROPOSAL:                      Erection of 3-storey, 4-bed attached dwelling, with associated parking

Mr Ian Horswell spoke in favour of the application  
Mr Julian Smith spoke against the application  
Councillor Hornus spoke under Council Procedure Rule 24.1

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

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

‘That the application be APPROVED

subject to the following conditions:

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

GROUND:

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

2. The proposed development shall be carried out in accordance with the revised drawing nos. AG1-A-007 01 Rev A; AG1-A-007 02 Rev A; AG1-A-007 03 Rev A; AG1-A-007 04 Rev A; AG1-A-007 05 and AG1-A-007 06 Rev B received by the Council on 31 January 2014.

GROUND:

To secure the proper development of the area.

3. The external materials and external finishes to be used in the erection of the dwelling 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 Policies D1 of the Thanet Local Plan and paragraph 56 of the National Planning Policy Framework.

4. The first floor bathroom window on the east elevation of the dwelling hereby permitted shall be provided and maintained with obscure glass, and shall be non opening below 1.7m above finished floor level.

## 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.

5. Prior to the first occupation or use of the development the first 5 metres of the access from the edge of the highway shall be constructed of bound surface material.

## GROUND:

In the interests of highway safety.

6. Prior to the first occupation or use of the development, the secure cycle parking facilities, as shown on approved drawing no. AG1-A-007-06-Rev B shall be provided, and thereafter maintained as approved.

## GROUND:

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

## INFORMATIVE

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

Following debate, the motion was put to the vote and ADOPTED.

(c) **A03 - Land Adjacent 149, Sea Road, Westgate on Sea - F/TH/13/1053**

PROPOSAL:                   Erection of a detached two storey dwelling with associated car parking

It was proposed by Councillor Campbell, seconded by Councillor Everitt and **RESOLVED:**

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

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

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

## GROUND:

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

2. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 002revA; 003revA; 004revA; 005revA; 006revA dated 20 January 2014.

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 a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the Thanet Local Plan policies HE11 and HE12.

4. Prior to the commencement of the development details of the measures proposed to prevent discharge of surface water onto the highway shall be submitted and approved in writing by the Local Planning Authority. Development shall only take place in accordance with details approved.

GROUND:

In the interest of highway safety.

5. The parking and turning areas shown on the approved plans shall be provided prior to the first occupation of the dwelling hereby approved and thereafter maintained for such purposes.

GROUND:

In the interest of highway safety.

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

GROUND:

In the interests of highway safety.

7. Prior to first occupation of the dwelling hereby approved the visibility spays shown on the approved plans shall be provided and thereafter maintained with no obstruction above 1.05 metres in height.

GROUND:

In the interests of highway safety.

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

GROUND:

In the interests of visual amenity in accordance with Policy D1 and D7 of the Thanet Local Plan.”

INFORMATIVE

A formal connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester SO23 9EH (Tel: 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk)

(d) **A04 - St Anthony, 6 Berkeley Road, Birchington CT7 9JN - F/TH/13/0912**

PROPOSAL: Erection of detached dwelling following demolition and conversion of part of existing dwelling, together with formation of vehicular access.

It was proposed by Councillor Campbell, seconded by Councillor Everitt and **RESOLVED:**

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

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

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

GROUND:

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

- 2 The proposed development shall be carried out in accordance with the submitted application as shown by the drawing number DB/BL/13/06a and drawing entitled ‘Amended Detailed Plans of a Proposed Single Storey Extension With a View to a Proposed Separation’, received on 6<sup>th</sup> November 2013.

GROUND:

To secure the proper development of the area.

- 3 The area shown on drawing number DB/BL/13/06a, received on 6<sup>th</sup> November 2013, 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 visibility splays shown on the drawing number DB/BL/13/06a, received on 6<sup>th</sup> November 2013, shall be provided and thereafter maintained to the access to Berkeley Road with no obstruction above a height of 0.6 metres.

GROUND:

In the interest of highway safety.”

(e) **A05 - Revolution Skate Park, Lead Centre, Dane Valley Road, Broadstairs CT10 3JJ - F/TH/13/0812**

PROPOSAL: Retrospective application for change of use of premises for wheel-based (i.e inline skating, BMX etc) and climbing leisure facility (Use class D2) together with ancillary retails outlet and café.

It was proposed by Councillor Campbell, seconded by Councillor Everitt 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 wheel based and climbing leisure facility, and for no other purpose including any other purpose in Class D2 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 prevent the unacceptable loss of identified employment sites in accordance with Thanet Local Plan Policy EC12.

2. The area shown on the deposited plan for the parking and manoeuvring of eleven 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.”

(f) **A06 - Unit 3, Goodwin Park, Continental Approach, Margate CT9 4HX - F/TH/13/0956**

PROPOSAL: Change of use from general industrial (B2) to MOT testing station vehicle servicing, repairs and safety facility.

It was proposed by Councillor Campbell, seconded by Councillor Everitt and **RESOLVED:**

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

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

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

GROUND:

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

(g) **A07 - Castle Lodge, Joss Gap Road, Broadstairs CT10 3PG - F/TH/13/1002**

PROPOSAL: Application for roof alterations to incorporate pitched roof, solar tiles and rooflights, together with the erection of front and rear porches.

It was proposed by Councillor Campbell, seconded by Councillor Everitt and **RESOLVED:**

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

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

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

GROUND:

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

- 2 The proposed development shall be carried out in accordance with the submitted application and the plan numbered CL003 Rev 11, Design and Access Statement and manufacturers details relating to solar roof tiles and velux conservation rooflights received by the local Planning Authority on 9<sup>th</sup> December 2013.”

(h) **A08 - 6 Eastern Esplanade, Broadstairs CT10 1DP - F/TH/13/1006**

PROPOSAL: Change of use and conversion of existing single dwellinghouse to 3no. self-contained flats including the erection of a 3 storey rear/side extension, single storey side porch and single storey rear extension, together with second floor front terrace, lantern light on roof and velux rooflights.

It was proposed by Councillor Campbell, seconded by Councillor Everitt and **RESOLVED:**

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

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

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

GROUND:

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

- 2 The proposed development shall be carried out in accordance with the submitted application drawings.

GROUND:

To secure the proper development of the area.

- 3 The external materials and external finishes to be used in the erection of the extensions hereby permitted shall be of the same make, colour, finish and texture as those on the existing property, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

- 4 The area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to the first occupation of the development hereby permitted. The area agreed shall thereafter be maintained for that purposes.

GROUND:

In the interests of highway safety in accordance with Thanet Local Plan Policy TR 16.

- 5 Prior to the first occupation of any of the units hereby approved and in accordance with the applicants agents e-mail dated 30 January 2014 a bound gravel surface shall be provided for the first 5 metres of the access driveway taken from the back edge of the highway.

GROUND:

In the interest of the highway safety and convenience.



- 6 Prior to the commencement of development hereby approved details of a covered and secure cycle storage facility shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the details approved and shall be provided prior to the first occupation of any of the units hereby approved.

GROUND:

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

(i) **A09 - 4 Fort Crescent, Margate CT9 1HN - L/TH/13/0941**

PROPOSAL: Retrospective application for listed building consent for replacement front door.

It was proposed by Councillor Campbell, seconded by Councillor Everitt and **RESOLVED:**

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

‘That the application be APPROVED.’ “

(j) **D10 - 4 To 15 Royal Crescent, St Augustines Road, Ramsgate - L/TH/13/0840**

PROPOSAL: Application for listed building consent for external alterations to fencing, installation of entrance gate with intercom.

It was proposed by Councillor Campbell, seconded by Councillor Everitt and **RESOLVED:**

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

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

To be referred to the Secretary of State for Communities and Local Government with a recommendation for approval, 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 13/612/MG/PO1 Rev A, received 17 December 2013, and the additional drawing numbered 13/612/MG/PO3, received 02 December 2013.

GROUND:

To secure the proper development of the area.”

**301. COMMITTEE ENFORCEMENT DECISIONS**

It was proposed by the Chairman, seconded by Councillor Everitt and **RESOLVED:**

“That the report be received and NOTED”.

Meeting concluded : 8.50 pm