

# Public Document Pack

## Planning Committee

### Minutes of the meeting held on 27 May 2015 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

**Present:** Councillor Peter Evans (Chairman); Councillors Bambridge, Fairbrass, Fenner, Hayton, G Hillman, Howes, Leys, Partington, Taylor, Tomlinson and Collins.

#### 1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Jaye-Jones, for whom Councillor Collins was present.

#### 2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### 3. **MINUTES OF PREVIOUS MEETING**

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

#### 4. **SCHEDULE OF PLANNING APPLICATIONS**

It was noted that site visits would take place on 12 June 2015.

##### (a) **A03 - F/TH/15/0205 - 17-21 WARWICK ROAD, MARGATE**

**PROPOSAL:** Change of use and conversion to 3no. four bed maisonettes and 3no. two bed flats following demolition of existing ground floor front extension.

Mrs Page spoke raising points of concern.

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

“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 drawing numbers A.1.02 Rev B received 09 April 2015 and A.1.04 received 11 March 2015.

**GROUND:**

To secure the proper development of the area.

3. The refuse storage and clothes drying facilities as specified upon the approved drawing numbered A.1.02 Rev B received 09 April 2015, shall be provided prior to the first occupation of the units 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.

4. Prior to the first occupation of the development hereby permitted, secure cycle parking as shown on drawing A.1.02 Rev B received 09 April 2015 shall be provided and thereafter retained.

**GROUND:**

In the interests of promoting increased cycling in accordance with Policy TR12 of the Thanet Local Plan and Policy CV5 of the Cliftonville Development Plan Document.

5. The reveals to all new window and door openings shall not be less than 100mm.

**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 LOST.

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

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

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

(b) **D04 - OL/TH/14/0050 - LAND EAST AND WEST OF, HAINE ROAD, RAMSGATE**

**PROPOSAL:** Application for outline planning permission including access for the erection of 785 dwellings, highways infrastructure works (including single carriageway link road), primary school, small scale retail unit, community hall, public openspace.

Mr Webster spoke in favour of the application.

Mrs Bromwell spoke raising points of concern.

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

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

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

(c) **A02 - F/TH/15/0207 - 40-46 SWEYN ROAD, MARGATE**

**PROPOSAL:** Change of use and conversion to 2no. four bed dwellings, 2no. two bed flats and 2no. two bed maisonettes, erection of 2No. single storey rear extensions, and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear.

It was proposed by the Chairman, seconded by Councillor Hayton 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 drawing numbers A.1.51 Rev B received 31 March 2015 and A.1.02 Rev B received 15 April 2015.

**GROUND:**

To secure the proper development of the area.

3. The refuse storage and clothes drying facilities as specified upon the approved drawing numbered A.1.02 Rev B received 09 April 2015, shall be provided prior to the first occupation of the units 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.

4. Prior to the first occupation of the development hereby permitted, secure cycle parking as shown on drawing A.1.02 Rev B received 09 April 2015 shall be provided and thereafter retained.

**GROUND:**

In the interests of promoting increased cycling in accordance with Policy TR12 of the Thanet Local Plan and Policy CV5 of the Cliftonville Development Plan Document.

5. The external walls of the building, following demolition of the existing extensions to the property, as shown on drawing number A.1.51 Rev B received 31 March 2015 shall be rebuilt in materials matching those on the existing property.

**GROUND:**

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

6. Prior to the first use of the development hereby approved, the amenity spaces shown as 'garden' and 'communal garden' on drawing A.1.02 Rev B received 09 April 2015 shall be made available for the occupiers of the respective properties hereby approved and therefore maintained for such purposes.

**GROUND:**

To ensure adequate doorstep play space is provided for future occupiers, in accordance with policies D1 and SR5 of the Thanet Local Plan.

7. The reveals to all new window and door openings shall not be less than 100mm, as agreed in the applicant's agents' email dated 09 April 2015.

**GROUND:**

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

(d) **A01 - F/TH/15/0202 - 1 GODWIN ROAD, MARGATE**

**PROPOSAL:** Erection of four storey building to accommodate 2No. three bed maisonettes, following demolition of existing building

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

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

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

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

**GROUND:**

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

2. The proposed development shall be carried out in accordance with drawing numbers A.1.05 received 31 March 2015, A.1.01 Rev B received 09 April 2015A.1.03 Rev B received 31 March 2015 and A.1.02 Rev B received 31 March 2015.

**GROUND:**

To secure the proper development of the area.

3. The refuse storage and clothes drying facilities as specified upon the approved drawing numbered A.1.01 Rev B received 09 April 2015, shall be provided prior to the first occupation of the units 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.

4. Prior to the first occupation of the development hereby permitted, secure cycle parking as shown on drawing A.1.01 Rev B received 09 April 2015 shall be provided and thereafter retained.

**GROUND:**

In the interests of promoting increased cycling in accordance with Policy TR12 of the Thanet Local Plan and Policy CV5 of the Cliftonville Development Plan Document.

5. 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.

6. The reveals to all new window and door openings shall not be less than 100mm.

**GROUND:**

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

7. No development shall take place until details of the means of 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 advice contained within the NPPF.

8. INFORMATIVE:

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk).”

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

Meeting concluded: 8.15 pm

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