

Planning Committee

**Minutes of the meeting held on 18 May 2016 at 7.00 pm in Council Chamber,  
Council Offices, Cecil Street, Margate, Kent.**

**Present:** Councillor Peter Evans (Chairman); Councillors Buckley, Connor, Dawson, Jaye-Jones, J Fairbrass, Fenner, Howes, Partington, Tomlinson and K Gregory

**In**

**Attendance:** Councillors M. Saunders, D. Saunders, K. Coleman-Cooke, Rogers, Piper, Brimm, and Shonk

**41. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Bambridge and Councillor Taylor for whom Councillor Taylor-Smith and Councillor Buckley were present. Councillor Connor acted as substitute for Councillor Leys who had resigned as councillor.

**42. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**43. MINUTES OF PREVIOUS MEETING**

It was proposed by Councillor Jaye-Jones, seconded by Councillor Tomlinson and agreed that the minutes of the Planning Committee held on 20 April 2016 be approved and signed by the Chairman.

**44. SITE VISITS**

**45. F/TH/15/1261 - 8 BEACH AVENUE, BIRCHINGTON**

PROPOSAL: Erection of part 3, part 4 storey building containing 12No. 2-bed flats, together with access and parking following demolition of existing bungalow

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 receipt of the legal agreement securing the developer contributions towards libraries and Habitats Regulations mitigation measures 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 086-LOC-001 proposed site plan received 4 December 2015; and drawings 086-PLN-200G, 086-PLN-201G, 086-PLN-202G, 086-PLN-230G and 086-PLN-250G received 24 March 2016.

**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 Prior to the first occupation of the development hereby permitted, details of visibility splays at the access to Rosetti Road shall be submitted to and approved in writing by the Local Planning Authority, and thereafter provided and maintained in accordance with the approved details.

**GROUND:**

In the interests of highway safety

- 5 Prior to the first occupation of the development, the areas shown on the drawing 086-PLN-200G for the parking and manoeuvring of vehicles shall be operational and shall thereafter be maintained for that purpose.

**GROUND:**

In the interests of highway safety

- 6 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 086-PLN-200G shall be provided and thereafter maintained.

**GROUND:**

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

- 7 The refuse storage facilities as specified upon the approved drawing 086-PLN-200G shall be provided prior to the first occupation of the flats hereby approved and shall be kept available for that use at all times.

**GROUND:**

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

- 8 No external meter cupboards, vents, flues or extract grilles or overhead supply cables shall be installed on any principle elevation unless in accordance with details of materials and design submitted to and approved in writing by the Local Planning Authority.

**GROUND:**

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

- 9 The first floor window in the north-facing elevation to flat 5 serving the master bedroom; the first floor window in the south facing elevation to flat 7 serving the master bedroom; north facing full height windows to flat 7; and south facing full height windows to flat 12 hereby approved shall be provided and maintained with obscure glass.

**GROUND:**

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

- 10 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.

- 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 of through open infiltration features located within the curtilage of the site.

(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 and to ensure ongoing efficiency of the drainage provisions.

12 No development shall take place until details of the means of foul and surface water disposal 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 National Planning Policy Framework.

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

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

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

**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.

13 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.

14 All dwellings hereby permitted shall be provided with Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity (internal min speed of 100mb to each building)

**GROUND:**

To serve the future occupants of the development in accordance with Policy D1 of the Thanet Local Plan and the guidance contained within the NPPF.

15 Prior to the first occupation of the development hereby permitted, the glazed frameless barrier screens adjacent to the roof terraces, as shown on the submitted plan numbered 086-PLN-201 Rev G, shall be provided and thereafter maintained.

**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.”

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

46. **OL/TH/15/0956 - LAND ADJACENT HOLY TRINITY SCHOOL, 99 DUMPTON PARK DRIVE, BROADSTAIRS**

PROPOSAL: Outline application for the erection of 28No. 3 to 5 bed dwellings with associated access from Cliffside Drive

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

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

‘That the application be deferred and delegated to the Director of Community Services to approve subject to the receipt of the legal agreement securing the affordable housing and developer contributions towards education, libraries, play space and Habitats Regulations mitigation measures agreed by the applicant and the following safeguarding conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, and the landscaping of the site (hereafter 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 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.

- 6 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.

- 7 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

- 8 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) Parking and turning areas for construction and delivery vehicles and site personnel
  - (c) Timing of deliveries (no deliveries before 9.30 or between 2.45 pm - 3.45 pm)
  - (d) Provision of wheel washing facilities
  - (e) Temporary traffic management/ signage

**GROUND:**

In the interests of highway safety

- 9 The layout plan to be submitted pursuant to 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.

- 10 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 be based on the strategy prepared by DHA dated August 2015 and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of through infiltration features located within the curtilage of the site.

**GROUND:**

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

- 11 The landscaping scheme so be submitted pursuant to Condition 1 above shall include the ecological enhancement measures as identified within the submitted Ecological Appraisal document.

**GROUND:**

In order to safeguard protected species that may be present within or adjacent to the site and in accordance with the advice contained within the NPPF.

- 12 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.

- 13 All dwellings hereby permitted shall be provided with Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity (internal min speed of 100mb to each building).

**GROUND:**

To serve the future occupants of the development in accordance with Policy D1 of the Thanet Local Plan and the guidance contained within the NPPF.

- 14 Details to be submitted pursuant to Condition 1 above shall show development not exceeding the building heights indicated within the Design and Access Statement dated August 2015.

**GROUND:**

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

- 15 Details to be submitted pursuant to Condition 1 above shall include the location, size, phasing and tenure mix of the affordable housing units.

**GROUND:**

To ensure that the required level and type of affordable housing is provided in accordance with Policy H14 of the Thanet Local Plan.

- 16 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.

- 17 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.

- 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. The site lies on Head deposits that in turn overlies the chalk formation, the chalk is classified as a principal aquifer.”

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

Then, it was proposed by Councillor Fenner and seconded by Councillor Taylor-Smith:

“THAT the application be REFUSED for the following reasons:

‘The proposed development would result in the loss of private open space, which forms an important gap in the settlement pattern and is considered to have intrinsic benefits that significantly contribute to the character and appearance of the area. The loss of this space would result in significant harm to the visual amenities and character of the area, contrary to Thanet Local Plan Policies D1 and SR11.’”

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

47. **SCHEDULE OF PLANNING APPLICATIONS**

48. **A01 - F/TH/15/0809 - 9 WESTERN ESPLANADE, BROADSTAIRS**

PROPOSAL: Erection of a four storey building containing 2no. flats following demolition of existing.



Speaking in favour of the application was Mr Elvidge.

Speaking raising points of concern was Mrs Barker.

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 H-1048 01F, H-1048 02F, H-1048 03F, H-1048 07J and H-1048 08J dated 21 August 2015; H-1048 12M, H-1048 13M, H-1048 14M, H-1048 15M, H-1048 16M, H-1048 17M, H-1048 18M, H-1048 20M, H-1048 21M, H-1048 22M, H-1048 23M, H-1048 24M, H-1048 25M, H-1048 25M, H-1048 27M, and H-1048 28M dated 7 December 2015.

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of the development, the areas shown on drawings H-1048 12M, H-1048 13M and H-1048 28M for the parking and manoeuvring of vehicles shall be operational and shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

4 Prior to the first occupation of the development hereby permitted, the secure cycle parking facilities as shown on the plan numbered H-1048 13M shall be provided and thereafter maintained in accordance with the approved details.

GROUND:

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

5 Prior to the first occupation of the dwelling hereby permitted visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

6 Prior to the first occupation of the development, details relating to the provision of measures to prevent the discharge of surface water onto the highway with shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented.

GROUND:

In the interests of highway safety

7 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.

8 The windows to be provided in the north and south facing elevations of the building hereby approved provided and maintained with obscure glass and maintained with a cill height of not less than 1.7 metres above the finished internal floor level unless non-opening.

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.

9 Prior to the first occupation 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

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 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

11 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded.”

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

49. **A02 - F/TH/16/0243 - 36 DONNAHAY ROAD, RAMSGATE**

PROPOSAL: Retrospective change of use from dwelling to HMO (C4) use class

Speaking in favour of the application was Mr Smith.

Speaking as ward councillor was Councillor Piper.

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 ‘”

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

50. **A03 - F/TH/15/0865 - LAND EAST OF 40 CANTERBURY ROAD WEST, RAMSGATE**

PROPOSAL: Erection of 4No. two storey dwellings

It was proposed by the Chairman, seconded by Councillor Buckley 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 drawing numbered 693:P01 Rev B, received 22 February 2016, and the drawings numbered 693:P02, 693:P03, 693:P04, and 693:P05, received 01 September 2015.

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 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, in accordance with the National Planning Policy Framework.

4 Prior to the first occupation of the development hereby permitted, the visibility splays shown on the approved drawing no. 693:P01 Rev B shall be provided and thereafter maintained to the accesses to Canterbury Road West, with no obstruction above a height of 1 metre above carriageway level within the splays.

GROUND:

In the interest of highway safety.

5 Prior to the first occupation of the development hereby permitted, the areas shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The areas agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

6 Prior to the commencement of development hereby permitted, details of the parking facilities for site personnel and visitors, along with the wheel washing facilities, to be provided for the duration of construction, shall be submitted to and approved in writing by the Local Planning Authority.

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:

- 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 a bound surface for the first 5 metres of the access from the edge 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.

8 The soft landscaping to be provided in pursuant of condition 7 above shall include the planting of a hedgerow along the west, south and eastern boundaries of the site, and the northern boundary where it does not interfere with the required visibility splays.

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.

9 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.

10 The dwellings hereby permitted shall be constructed as to provide a minimum sound attenuation of not less than 20 dB average over the frequency range 100 to 3150 Hz against the external noise from aircraft to which they are likely to be exposed, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To protect the residential amenities of the future occupiers of the development, in accordance with Thanet Local Plan Policies EP7 and EP8.

11 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.”

**51. A04 - F/TH/16/0100 - 27 - 31 WESTBROOK ROAD, MARGATE**

PROPOSAL: Change of use of residential institution to 8No. 2-bed flats and 1No. 1-bed flat to include alterations to the existing single storey rear extensions, the enlargement of the existing first floor extension to the rear of 27 Westbrook Road and insertion of an additional dormer windows to number 27 Westbrook Road

Speaking raising points of concern was Mrs Goodbody.

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 development hereby approved shall be carried out in accordance with the submitted drawings 2223/01, 2223/02, 2223/03, 2223/04, 2223/05, 2223/06, 2223/07, 2223/08, 2223/09, 2223/10, 2223/11, 2223/12, 2223/13, 2223/14, 2223/15, and 2223/16 received 21 January 2016.

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 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 2223/10 shall be provided and thereafter maintained.

GROUND:

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

5 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing 2223/10 and dated 21 January 2016 shall be provided prior to the first occupation of the flats hereby approved and shall be kept available for that use at all times.

GROUND:

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

6 No external meter cupboards, vents, flues or extract grilles or overhead supply cables shall be installed on any principle elevation unless in accordance with details of materials and design submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

7 The first floor window in the south-facing and north-facing elevation to flat 5, and the first floor window in the north facing elevation to flat 7, shall be provided and maintained with obscure glass.

GROUND:

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

Following debate, the following amendment was proposed by the Chairman and seconded by Councillor Taylor-Smith:

“That a condition be added that a construction management plan be submitted to and agreed by the Local Planning Authority prior to the commencement of building.”

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

**52. A05 - F/TH/16/0171 - LAND REAR OF 1A MINSTER ROAD, RAMSGATE**

PROPOSAL: Erection of a detached dwelling

Speaking in favour of the application was Mr Moore.

Speaking raising points of concern was Mr Elvidge.

Speaking as ward councillor was Councillor Rogers.

It was proposed by the Chairman and seconded by Councillor K. Gregory:

“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 571C/P/002 dated 7 February 2016; and revised drawings 571C/P/ 005A, 571C/P/006B, 571C/P/007A and 571C/P/008A dated 8 March 2016.

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 The first floor rear facing windows serving bedrooms 2 and 3 and the bathroom as shown on the plan numbered 571C/P/008A and dated 8 March 2016, shall be non-opening obscure glazed up to 1.7 metres above internally finished floor level in accordance with the plan numbered 571C/P/006B and dated 8 March 2016. Details of the obscure glazing shall be submitted to, and approved in writing, by the Local Planning Authority and thereafter installed prior to the first occupation of the dwelling hereby permitted and maintained in perpetuity.

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 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 advice contained within the National Planning Policy Framework

6 Prior to the first occupation or use of the development, the area shown on the plan numbered 571C/P/005A and dated 8 March 2016 for the parking and manoeuvring of vehicles shall be operational prior to first occupation of the dwelling hereby permitted. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

7 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:

In the interests of highway safety.

8 Prior to the first occupation of the dwelling hereby permitted, full details of the front boundary treatment, to include height, location and materials shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and maintained to the satisfaction of 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.”

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



53. **A06 - F/TH/16/0236 - LAND ADJACENT 28 PRINCESS ANNE ROAD, BROADSTAIRS**

PROPOSAL: Erection of a detached two storey building containing 2no. 2-bed flats together with parking

Speaking raising points of concern was Mr Gallagher.

Speaking as ward councillor was Councillor Matterface.

It was proposed by the Chairman and seconded by Councillor Taylor-Smith:

“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 15.042 01.D, 15.042 02B and 15.042 04B dated 17 February 2016; and revised drawing 15.042 03D dated 27 April 2016.

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 The first floor flank window in the east-facing elevation of the development hereby approved serving the landing shall be provided and maintained with obscure glass.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

5 Prior to the first occupation or use of the development, the areas shown on the plan numbered 15.042 03D dated 27 April 2016 for the parking and manoeuvring of vehicles shall be operational prior to first occupation of the development hereby permitted. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

6 Prior to the first occupation of the dwelling hereby permitted, full details of the front boundary treatment, to include height, location and materials shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and maintained to the satisfaction of 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.

7 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 advice contained within the National Planning Policy Framework.”

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

**54. R07 - OL/TH/15/1334 - LAND REAR OF 9 11 15 AND 17 CHARLESWORTH DRIVE, BIRCHINGTON**

PROPOSAL: Outline application for the erection of two storey building containing 4No. 1-bed flats with all matters reserved

Speaking as ward councillor was Councillor Brimm.

It was proposed by the Chairman and seconded by Councillor K. Gregory:

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

‘That the application be REFUSED for the follow reasons:

1 The proposed development by virtue of the restricted size and shape of the site, the location and siting of the development and its relationship with adjacent properties, and loss of open space, would represent a cramped and congested form of development, out of keeping with the established pattern of surrounding development resulting in an incongruous form of development severely harmful to the character and appearance of the area and the visual amenities of the locality. The proposal is therefore contrary to Policies D1, H1 and SR11 of the Thanet Local Plan, and paragraphs 17, 58, 60 and 61 of the National Planning Policy Framework.

2 The proposed development, by virtue of its proposed layout, would result in the loss of protected trees without sufficient justification or mitigation, resulting in significant harm to the amenity of the area. The proposal is therefore contrary to policy D2 of the Thanet Local Plan and paragraph 17 of the National Planning Policy Framework.”

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

Meeting concluded : 9.45pm