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## Planning Committee

### Minutes of the meeting held on 15 June 2016 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

**In**

**Attendance:** Councillors: D. Saunders, M. Saunders and L. Fairbrass.

#### 55. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Buckley. Councillor Connor acted as substitute for Councillor Leys who had resigned as councillor.

#### 56. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### 57. **MINUTES OF PREVIOUS MEETING**

It was proposed by the Vice-Chairman, seconded by Councillor K. Gregory and agreed that the minutes of the Planning Committee held on 18 May 2016 be approved and signed by the Chairman subject to an amendment to reflect that Councillor Hayton was present.

#### 58. **SCHEDULE OF PLANNING APPLICATIONS**

#### 59. **A01 - F/TH/16/0344 - PLOT 8, YOUNGS NUSERY, ARUNDEL ROAD, RAMSGATE**

PROPOSAL: Erection of a detached chalet bungalow

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

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

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

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

GROUND:

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

2 The development hereby permitted shall be carried out using only the following approved plans:

2016-003-02

2016-003-03

2016-003-04

2016-003-05

2016-003-06

GROUND

To secure the proper development of the area.

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

GROUND:

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

4 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure 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 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.

5 The dwellings hereby approved shall be so constructed as to provide a minimum sound attenuation of not less than 30dB average over the frequency range 100 to 3150 Hz against the external noise from aircraft to which they could be exposed.

Ground:

In the interest of the living conditions of future occupiers, in accordance with Thanet Local Plan policy D1.

6 Prior to the first occupation or use of the development, the area 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 area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

7 Prior to the first occupation of the development, visibility splays shall be provided and thereafter maintained to the access to Canterbury Road West 2m by 2m with no obstruction above a height of 600mm.

GROUND:

In the interest of highway safety.

8 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.”

**60. A02 - F/TH/16/0370 - 162 KING STREET, RAMSGATE**

PROPOSAL: Variation of condition 3 attached to planning permission F/TH/07/0479 to allow the opening hours of 5pm - 10pm Monday to Thursdays, 5pm - 11pm Fridays and Saturday and 5pm - 10:30pm on Sundays and Bank Holidays.

The Planning Applications Manager outlined that the proposed opening hours under consideration by Members for item A02 were revised to reflect an earlier opening time of 12pm.

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

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

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

1 The premises forming the subject of this permission shall not be used for other than:

- (a) between the hours of 12pm and 10pm Monday to Thursday
- (b) between the hours of 12pm and 11pm on Fridays and Saturday
- (c) between the hours of 12pm and 10:30pm on Sundays and Bank Holidays

GROUND:

In the interest of the amenities of the occupiers of surrounding residential units, in accordance with Thanet Local Plan Policy D1.”

Meeting concluded : 7.07pm

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