

Planning Committee

Minutes of the meeting held on 20 July 2016 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In

Attendance: Councillors: Braidwood, Connor, Crow-Brown and L. Potts

61. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Fenner for whom Councillor Matterface was present.

62. **DECLARATIONS OF INTEREST**

Councillor Taylor declared an interest in agenda item 4i) A09 – 23 St James Avenue, Ramsgate (Minute No.71 refers).

63. **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 15 June 2016 be approved and signed by the Chairman.

64. **SCHEDULE OF PLANNING APPLICATIONS**

65. **A01 - FH/TH/16/0505 - 141 SEA ROAD, WESTGATE-ON-SEA**

PROPOSAL: Erection of two storey extension to front of dwelling together with alterations to boundary wall

Speaking in favour of the application was Mrs French.

Speaking raising points of concern was Mr Fawcett.

Speaking as town councillor was Councillor Morrish.

Speaking as ward councillor was Councillor Braidwood.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 0106 PL 04, 0106 PL 05 REV A received 18 May 2016 and 0106 PL Rev B and received 01 June 2016.

GROUND:

To secure the proper development of the area.

3 The development hereby permitted shall be constructed using brick and profiled tiles to match those existing, dark grey UPVC doors and windows, off white render and light grey fibre cement cladding.

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, it was declared CARRIED.

(a) **A02 - FH/TH/16/0555 - 18 Hildersham Close, Broadstairs**

PROPOSAL: Erection of two storey side extension together with erection of a single storey rear extension following demolition of existing garage

Speaking in favour of the application was Mrs Chapman.

Speaking raising points of concern was Mr Hutchings.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 141-1A and received 07 July 2016.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of the extension 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 Policy D1 of the Thanet Local Plan.”

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

66. **A03 - F/TH/16/0712 - BASEMENT AND GROUND FLOOR FLAT 3 GROTTO HILL, MARGATE**

PROPOSAL: Change of use from flat to 2no. 1-bed flats

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 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 BDG 212 and dated 08 July 2016

GROUND:

To secure the proper development of the area.

3 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing BDG 212 and dated 08 July 2016 shall be provided prior to the first occupation of the 2no. 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.”

After debate, the motion was put to the vote, it was declared CARRIED.

67. **A04 - F/TH/16/0498 - FORMER GARAGES SITE, 5 ST MARYS ROAD, MINSTER**

PROPOSAL: Variation of conditions 2 and 7 of planning permission F/TH/14/0103 for the erection of 3No. single storey dwellings together with associated car parking' to amend dwelling design and site layout

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 24 March 2017.

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 numbered 16/171/JG/PL01 Revision A, received on 19th April 2016.

GROUND:

To secure the proper development of the area.

3 The area shown on drawing number 16/171/JG/PL01 Rev A, received on 19th April 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 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on drawing number 16/171/JG/PL01 Rev A, received on 19th April 2016, 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 Prior to the commencement of the development hereby permitted, details of a residential sprinkler system for each dwelling shall be submitted to and approved in writing by the local planning authority. The sprinkler systems, as agreed, shall be installed and fully operational prior to the first occupation of each dwelling.

GROUND:

To ensure a satisfactory standard of accommodation for future occupiers, in accordance with Thanet Local Plan Policy D1.

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 Notwithstanding the provisions of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement of the dwelling house consisting of an addition or alteration to its roof shall not be allowed without the granting of specific planning permission.

GROUND:

In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order.”

68. A05 - F/TH/16/0604 - 93 WEST CLIFF ROAD, RAMSGATE

PROPOSAL: Installation of 1.1m high railings to front and rear elevations

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 approved shall be carried out in accordance with the submitted drawings.

numbered PL.501, A.1.02, A.1.03 and received 3 May 2016.

GROUND:

To secure the proper development of the area.”

69. A06 - F/TH/16/0531 - 24 ETHELBERG CRESCENT, MARGATE

PROPOSAL: Alterations to fenestration at front and rear, with change from UPVC to timber windows at first and second floor.

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 approved shall be carried out in accordance with the submitted drawings.
numbered PL.201 and PL.401 received 19 April 2016.

GROUND:

To secure the proper development of the area.”

70. A07 - L/TH/16/0603 - 54A TRINITY SQUARE, MARGATE

PROPOSAL: Application for Listed Building Consent for the erection of replacement access steps and railings to front elevation

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 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 15121/10A and dated 08 July 2016

GROUND:

To secure the proper development of the area.”

(a) **A08 - L/TH/16/0574 - 3 Addington Street, Margate**

PROPOSAL: Application for listed building consent for internal alterations together with installation of flue and window to rear elevation and other external alterations

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 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.

numbered ASM/15/02-G and submitted details entitled Pitched, Roof (Slate and Tile) Supply of Exhaust Vent with Flashing, Included Reducer -Terracotta and Proposed Cast Iron Grille, (for cooker extraction) and received 26 April 2016.

GROUND:

To secure the proper development of the area.”

71. A09 - FH/TH/16/0621 - 23 ST JAMES AVENUE, RAMSGATE

PROPOSAL: Alterations to roof to create gable end

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 approved shall be carried out in accordance with the submitted drawings numbered PS-15/MS-02A, received 09 May 2016.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the development 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 Policy D1 of the Thanet Local Plan.

4 The 1no. window in the South side elevation of the extension to dormer 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.”

72. D10 - F/TH/15/1204 - LAND ADJACENT AND REAR ASHBRE, MANOR ROAD, ST NICHOLAS AT WADE

PROPOSAL: Erection of 39No. dwellings with formation of vehicular access to Manor Road and associated parking and landscaping

Speaking in favour of the application was Mrs Scott.

Speaking as parish councillor was Councillor McManus.

Speaking as ward councillor was Councillor Crow-Brown.

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

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

‘Defer and delegate to officers for approval subject to receipt of a legal agreement covering the agreed planning obligations and 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 2686-01 dated 18 November 2015; 2686-10A, 2686-11A, 2686-12A, 2686-13A, 2686-14A, 2686-15A, 2686-16A, 2686-17A, 2686-18A, 2686-19A, 2686-20A, 2686-21A, 2686-22A, 2686-23A, 2686-24A, 2686-25A, 2686-26A, 2686-27A, 2686-28A, 2686-29A, 2686-30A, 2686-31A, 2686-32A, 2686-33A, 2686-34A, 2686-35A, 2686-37A, 2686-38B, 2686-39A, 2686-40A, 2686-41A, 2686-42A, 2686-43A, 2686-44A, 2686-45A, 2686-46A, 2686-47A, 2686-48A and 2686-49A dated 7 December 2015; 2686-36A, 2686-55, 2686-56, 2686-57, 2686-58, 2686-59 and 2686-60 dated 23 December 2015; 595-210B and 595-211C dated 18 March 2016; 2686-04A, 2686-05A, 2686-06A, 2686-50B, 2686-51B, 2686-52B, 2686-53B, 2686-54B, 2686-61, 2686-62, 2686-63, 2686-64 and 2686-65 dated 23 March 2016; 2686-07D and 2686-08E dated 11 April 2016; 595-202B and 595-203E dated 25 May; and 2686-03E dated 27 May 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of development hereby approved the means of access, including the build-out at the point of access, shown on drawing 595-202B be completed and thereafter maintained.

GROUND:

In the interests of highway safety

4 Prior to the first occupation of the development hereby approved, all off-site highway works as shown on approved drawing 595-202B shall be completed.

GROUND:

In the interests of highway safety.

5 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.

6 Prior to the first occupation of the development hereby permitted the approved visibility splays shall be provided with no obstructions over 1m above carriageway level. The approved spays shall thereafter be implemented in full and maintained.

GROUND:

In the interest of highway safety

7 Prior to the first occupation of the development hereby permitted the approved 1 metre x 1 metre pedestrian visibility splays shall be provided with no obstructions over 0.6m above footway level. The approved spays shall thereafter be implemented in full and maintained.

GROUND:

In the interest of highway safety

8 Prior to the first occupation of the development, the area shown on the submitted plan 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:

In the interests of highway safety.

9 Prior to the first occupation of the development the following works between a dwelling shall be completed:

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

In the interests of highway safety.

10 Prior to the first occupation of the development, details relating to the provision of secure cycle parking facilities for each dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. The cycle parking shall be provided in accordance with the approved details.

GROUND:

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

11 Prior to the commencement of development, a Construction Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority to include the following:

- (a) Routing of construction-related vehicles;
- (b) Timing of deliveries;
- (c) Parking for site personnel;
- (d) Parking and turning for delivery vehicles;
- (e) Wheel washing facilities

GROUND:

In the interests of highway safety

12 No development shall take place 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 Herrington Consulting Limited 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 NPPF.

13 Prior to first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme shall be 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 efficacy of the drainage provisions.

14 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.

15 Prior to the first occupation of the development, details relating to the provision and permanent retention of the pedestrian link between the site and the Public Footpath TE10 shall be submitted to, and approved in writing, by the Local Planning Authority. The pedestrian link shall thereafter be implemented in full and thereafter maintained.

GROUND:

To support sustainable pedestrian links in accordance with guidance contained within the National Planning Policy Framework.

16 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. The landscaping scheme shall include the ecological enhancement measures as identified within the submitted Ecological Appraisal document.

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

17 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

18 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer

most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

19 Prior to the commencement of the development hereby approved, details of the number, location and design of the bat boxes to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of nature conservation in accordance with the advice contained within the NPPF

20 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.

21 All dwellings hereby permitted shall be provided with the below ground infrastructure necessary to accommodate 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.”

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

73. D11 - F/TH/15/1276 - ISLE OF THANET FLOUR MILLS, MARGATE ROAD, RAMSGATE

PROPOSAL: Variation of condition 21 of F/TH/11/0288 for redevelopment of site for the removal of underground car park, amendments to design of terrace houses and apartment

block B with reduction in height, with alteration to hard landscaping access roads and surface parking on the site

Speaking in favour of the application was Mr Brown.

Speaking raising points of concern was Mr Thomas.

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

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

Defer and delegate to officers for approval subject to receipt of a legal agreement covering the agreed planning obligations and to the following conditions:

1 Prior to the commencement of development hereby approved on each respected phase as approved under Condition 20, except for demolition, precise details of the external windows, doors, roof and soffit details of the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the respective phase.

GROUND:

To ensure a satisfactory treatment of the development that safeguards the special character and appearance of the Listed Buildings that form part of the comprehensive development, in accordance with National Planning Policy Framework and Thanet Local Plan Policy D1.

2 External brickwork to the Listed Buildings shall be constructed in bonding to match the existing building with the use of lime mortar, with no addition of Portland cement.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within National Planning Policy Framework and Thanet Local Plan Policy D1.

3 Prior to the commencement of the development hereby approved on each respective phase as approved under Condition 20, 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 on that phase 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, and the development shall be carried out in accordance with the approved details.

GROUND:

To ensure that the archaeological history of the site is recorded in accordance with Thanet Local Plan Policy HE12 and the advice contained within the National Planning Policy Framework.

4 Prior to the occupation of any residential unit hereby approved, a verification report which demonstrates the effectiveness of the remediation scheme carried out, according with the site characterisation and remediation strategy received on 6th January 2016 and email

received 22nd January 2016, shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

5 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 and obtained written approval from the Local Planning Authority for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and, from the date of approval, the addendum shall form part of the Method Statement.

GROUND:

To ensure that development complies with approved details in the interests of the protection of the environment and harm to human health, in accordance with National Planning Policy Framework.

6 No development shall take place on each respective phase as approved under Condition 20, 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 for that phase, 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 National Planning Policy Framework.

7 Prior to commencement of development hereby approved on each respective phase as approved by Condition 20, precise details of the refuse storage facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority. Such details as are agreed shall be fully implemented in full accordance with the approved details prior to first occupation of any units and shall therefore be maintained as specified.

GROUND:

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

8 Prior to occupation of any part of the development hereby approved, the improved vehicular access and pedestrian access to Margate Road shall be provided in accordance with plan number C.10 Rev C received on the 8th October 2015 and thereafter maintained. Pedestrian access to the site, via the Margate Road vehicular access, steps down to the Margate Road to the north of the site, and the footpath connections to the west of the site, shall be provided and thereafter kept available.

GROUND:

In the interests of improved permeability, in accordance with Policy D1 of the Thanet Local Plan.

9 The areas shown on the deposited plan for the loading and unloading, parking and manoeuvring of vehicles within each respective phase shall be operational prior to any part of the development hereby permitted within that phase being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The areas agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety, in accordance with Isle of Thanet Local Plan Policy TR16.

10 No construction work likely to cause noise and disturbance to adjacent residential properties shall be carried out, other than operated in the buildings, the subject of this permission. The construction work, which is the subject of this permission, shall not be carried out for the purpose hereby approved, other than:-

(a) between the hours of 8 am and 6 pm Monday to Friday

(b) between the hours of 8 am and 1 pm on any Saturday;

GROUND:

In the interests of the residential amenities of the occupiers of surrounding dwellings and in accordance with National Planning Policy Framework.

11 Prior to commencement of development hereby approved on each respective phase in accordance with Condition 20, full details of both hard and soft landscape works for that phase have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved.

These details shall include:-

(1) details of existing trees, shrubs and hedges to be retained.

(2) details of new trees, shrubs, hedges and grassed areas to be planted, together with details of the species and method of planting to be adopted.

(3) measures to be taken to protect existing and new landscape work, which shall in the case of trees means adequate staking and guarding.

(4) arrangements to be made for the permanent maintenance of landscaped areas.

(5) a detailed survey of levels on the site indicating specific features.

(6) details of earth works to be carried out on the site including details of proposed finish levels or contours.

(7) details of the treatment proposed for all hard surfaced areas beyond the limits of the highway.

(8) details of walls, fences, other means of enclosure proposed, together with details of materials and construction

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policy D1 of the Thanet Local Plan.

12 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 Policy D1 of the Thanet Local Plan.

13 Prior to the commencement of development hereby approved in respect of phases 2 and 4 as approved under condition 20, details of the retaining wall adjacent to the rear of properties fronting Station Approach, including height, materials and construction shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In order to safeguard the residential amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

14 No development shall take place on each respective phase as approved under Condition 20, until samples of materials to be used in the construction of the external surfaces of the development hereby permitted within that phase have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details and the following materials in respect of phase two :

Brickwork - Engineering Brickwork Staffordshire Blue, Red Stock Brickwork Buildbase Soft Red, Yellow Multi Stock Brickwork Terca Docklands Yellow multi

Pitched Roofing - 500 x 250mm Sarria First Quality Spanish Slate

Flat Roofing - Ico Mack Single ply membrane

External Fascias and Soffites - White Painted Timber

Paving Materials - Roads generally to areas of adoption in DBM, bound gravel to north of house type A with contrasting coloured parking bays and granite sett cobble edging, Eco grid parking bays to north of gravel parking with grass infill

GROUND:

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

15 The proposed development shall be carried out in accordance with the approved drawings under the following applications:

F/TH/07/0420, F/TH/11/0288 and F/TH/14/0994:

And revised drawings numbered: 187-500, 187-501, 187-502, 187-503, 187-504, 187-505, 187-506, 187-510, 187-601 dated 9 December 2015 and drawings 187-400E and 187-532 dated 17 June 2016.

GROUND:

To secure the proper development of the area.

16 In this condition retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of one year from the date of the first occupation of the building for its permitted use.

- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity, in accordance with Thanet Local Plan Policy D1(e).

17 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, likely to be affected by the development, shall be protected in accordance with BS 5837 1991 using the following protective fence specification:-

Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy D1(e).

18 All excavations within the existing spread of the trees to be retained shall be carried out manually, using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

GROUND:

In the interests of the visual amenities of the area, in accordance with Thanet Local Plan Policy D1(e).

19 Any works proposed to trees on site shall be timed to avoid the breeding bird season (generally mid-March until the beginning of August). Any works carried out outside of this period shall be carried out only after the trees subject to noise and disturbance have been inspected by a suitably qualified person for nesting birds prior to work commencing, and the Local Planning Authority has been informed that the inspection has revealed that works can proceed.

GROUND:

In order to reduce the risk of harm to birds and their nests from the proposed development.

20 The development shall be carried out in accordance with the phasing plan titled "Strategic Overview Planning Information" received by the Local Planning Authority on 8th August 2014.

GROUND:

To secure the proper development of the area.”

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

Meeting concluded : 9.30pm