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Planning Committee

Minutes of the meeting held on 17 August 2016 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Peter Evans (Chairman); Councillors Bambridge, Buckley, Connor, Dawson, J Fairbrass, Fenner, K Gregory, Hayton, Howes, R Potts, Taylor, Taylor-Smith and Tomlinson.

POINT OF INTEREST

It was noted that Steve Albon, Principal Enforcement Officer would soon be retiring. Mr Albon wished to offer his thanks to the present and past Planning Committee Members for their support.

Members paid tribute to the work of Mr Albon and expressed their appreciation for his years of service to the Council.

76. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Partington and Jaye-Jones, for whom Councillors Taylor-Smith and Connor were substitutes respectively.

77. DECLARATIONS OF INTEREST

There were no declarations of interest.

78. MINUTES OF PREVIOUS MEETING

It was proposed by Councillor Gregory, seconded by Councillor Howes and agreed that the minutes of the Planning Committee held on 20 July 2016 be approved and signed by the Chairman.

79. SCHEDULE OF PLANNING APPLICATIONS

(a) A01 - F/TH/16/0346 - 22 - 23 Cecil Square, Margate

PROPOSAL: Change of use from post office to restaurant

Speaking raising points of concern was Mr Goodman.

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 drawings numbered;

GA001 Rev B received 14/06/16;

GA010 Rev A received 14/06/16;

GA011 Rev B received 13/07/16;

GA002 Rev B received 14/06/16;

GA021 Rev A received 14/06/16;

SU000 Rev A received 14/06/16;

SU001 Rev B received 14/06/16; and

Proposed Kitchen Ventilation Report Author S Maybourne from Ventserv Dated 13th July 2016

GROUND:

To secure the proper development of the area

3 The refuse storage facilities as specified upon the approved drawing numbered GA001 Rev B (received 14/06/16) shall be provided prior to the first use of the restaurant hereby approved and shall be kept available for that use at all times.

GROUND:

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

4 The ventilation system as shown on drawing numbered GA011 Rev B (received 13/07/16) and detailed within the submitted report titled Proposed Kitchen Ventilation Report Author S Maybourne from Ventserv Dated 13th July 2016 shall be fully operational before the use hereby permitted commences and thereafter shall be permanently maintained.

GROUND:

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

5 Prior to the first use of the restaurant hereby approved, details of the appearance, surface finish and fixing methods of the proposed ventilation grilles, as shown on drawing numbered GA011 Rev B (received 13/07/16) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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 the NPPF.

6 No development shall take place until an assessment on the potential for noise from the planned use affecting residential or commercial properties in the area has been submitted to and been approved in writing by the Local Planning Authority.

The assessment shall include (but not limited to) noise from: planned and current fixed plant, music and patron noise.

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

The noise mitigation measures shall be designed so that there is no effect on residential amenity to the occupiers of neighbouring noise sensitive premises by noise from the development.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 8233: 2014 Sound Insulation and Noise Insulation for Buildings - Code of Practice.

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

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.”

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

(b) **A02 - L/TH/16/0462 - 1A, 1B, 12, 14 & 15 Coastguard Cottages Victoria Parade, Ramsgate**

PROPOSAL: Application for Listed Building Consent for external alterations

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 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.

GROUND:

To secure the proper development of the area.

- 3 All rainwater goods installed shall be constructed of cast iron or aluminium.

GROUND:

To safeguard the special character and appearance of the listed building in accordance with advice contained within the National Planning Policy Framework.

- 4 Prior to commencement of development hereby approved, a sample panel of the brick/stone to be used for the repair of the external surfaces of the building shall be constructed in accordance with a sample panel prepared on site for the inspection and written approval of the Local Planning Authority. The sample panel shall be at least 1m x 1m and show the proposed material, pointing mortar mix and finish profile of the re pointing technique to be used in the approved scheme.

GROUND:

To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.

- 5 The replacement tiles shall be reclaimed Welsh slate.

GROUND:

To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.

- 6 Prior to the commencement of the development a detailed schedule of those windows to be repaired shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall detail the proposed method of repair and no windows shall be repaired unless otherwise in accordance with the approved schedule.

GROUND:

To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

- 7 Prior to installation of any new external joinery details of the paint/stain colour scheme to be used shall be submitted and approved in writing by the Local Planning Authority prior to its application.

GROUND:

To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.”

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

- (c) **A03 - FH/TH/16/0737 - 27 Western Road, Margate**

PROPOSAL: Erection of single storey side extension.

It was proposed by Councillor Fenner, seconded by Councillor Gregory 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 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.

3 The development hereby approved shall be carried out in accordance with the submitted drawings.
numbered 01 and 02 and received 26 May 2016.

GROUND:

To secure the proper development of the area.”

(d) **A04 - FH/TH/16/0770 - 15 Rydal Avenue, Ramsgate**

PROPOSAL: Erection of first floor side extension

It was proposed by Councillor Fenner, seconded by Councillor Gregory 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 BDG 219 received 02 June 2016.

GROUND:

To secure the proper development of the area.

3 The 1no. windows to the first floor East side elevation of the extension hereby approved shall be provided and maintained with obscure glazing and non opening up to a height of 1.7m above internal finished floor level.

GROUND:

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

4 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”

Meeting concluded: 7.55 pm