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Planning Committee

Minutes of the meeting held on 21 September 2016 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In

Attendance: Councillors: Shonk, Connor, L. Fairbrass, Game, Grove, Crow-Brown, Larkins and Townend.

80. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Bambridge for whom Councillor Taylor-Smith was present.

81. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

82. **MINUTES OF PREVIOUS MEETING**

It was proposed by Councillor Buckley, seconded by Councillor Tomlinson and agreed that the minutes of the Planning Committee held on 17 August 2016 be approved and signed by the Chairman.

83. **SCHEDULE OF PLANNING APPLICATIONS**

(a) **A01 - OL/TH/16/0214 - Land Rear Of 10 To 16 St Mildreds Avenue, Ramsgate**

PROPOSAL: Outline application for erection of 2No. two storey dwellings, including access, layout and scale

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 Approval of the details of the appearance of any buildings to be erected, and the landscaping of the site, (including the approval and implementation of a landscape management plan), (hereinafter 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 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 guidance contained within the National Planning Policy Framework.

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, unless otherwise agreed in writing by the Local Planning Authority. 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 of 2m by 2m, with no obstruction above a height of one metre, shall be provided and thereafter maintained to the accesses to Pegwell Road.

GROUND:

In the interest of highway safety.

8 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:-

o 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.

9 No further alterations to the building, or the erection of garden buildings or the installation of satellite antennae, or erection of boundary or internal fences or means of enclosure, whether approved by Classes A, B, C, D, E or H of Part One or Class A of Part Two of Schedule 2 to the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

10 Prior to the first occupation of the development hereby permitted, the replacement trees, as shown on the proposed tree planting plan received 12 February 2016, shall be planted.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

11 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

12 The proposed development shall be erected at the levels shown on the proposed site section plan numbered 97/P02 Rev C, received 12 February 2016.

GROUND:

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

13 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 97/P01 Rev C, 97/P02 Rev C, and 97/P03 Rev C, received 12 February 2016, and the tree planting plan received 12 February 2016.

GROUND:

To secure the proper development of the area.”

The motion was put to the vote and was declared CARRIED.

(b) **A02 - FH/TH/16/0916 - 1 St Magnus Court, St Magnus Close, Birchington**

This item was withdrawn and would be considered at a future meeting of the Planning Committee.

(c) **A03 - FH/TH/16/1038 - 31 Dane Crescent, Ramsgate**

PROPOSAL: Retrospective application for erection of single storey rear extension following demolition of existing

It was proposed by the Chairman, seconded by Councillor K. 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 AM.535.01 Rev B and received 27 July 2016.

GROUND:

To secure the proper development of the area.”

(d) **A04 - FH/TH/16/0961 - 16 Simon Avenue, Margate**

PROPOSAL: Erection of single storey rear extension together with 2No. dormer windows and 2No. rooflights to front and 1No. dormer window and 2No. rooflights to rear together with alterations to roof

Speaking in favour of the application was Mr Brooks.

Speaking as ward councillor was Councillor Game.

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 amended drawing:

127-1C received 8th August 2016

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the 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 and declared CARRIED.

(e) **A05 - FH/TH/16/0756 - 26 Old Hall Drive, Ramsgate**

PROPOSAL: Erection of a single storey side extension and two storey rear and side extension and erection of porch to front elevation following demolition of existing garage.

Speaking in favour of the application was Mr Larkins.

Speaking raising points of concern was Mr Cox.

Speaking as ward councillor was Councillor Townend.

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

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

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 22699A_04 Revision P3, and 22699A_05 Revision P4 received 5 August 2016.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions 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 and declared LOST.

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

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

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

(f) **A06 - F/TH/16/0809 - Manston Methodist Church, High Street, Manston**

PROPOSAL: Change of use of church to single dwelling together with alterations to fenestration, insertion of 9no. roof lights and formation of hard surfacing to provide 4No. car parking spaces and change of use from agriculture to form garden to rear

It was proposed by the Chairman, seconded by Councillor K. 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:

4091 A100 /B

4091 A103 /C received 19/07/16

4091 A104 /A

4091 A106 /B received 19/07/16

GROUND:

To secure the proper development of the area.

3 Prior to the first use of the development, the area shown on drawing 4091 A100 /B 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 approved shall thereafter be retained for that purpose.

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.

4 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 area 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.

5 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 first 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.

6 Prior to the first occupation of the development hereby approved the building shall be provided with 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 future property occupiers could be exposed.

GROUND:

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

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.”

(g) **A07 - L/TH/16/0889 - Amusement Park - Dreamland, Marine Terrace, Margate**

PROPOSAL: Application for Listed Building Consent for repair works to Menagerie Cages 1, 2 and 3, and Gardeners Cottage

It was proposed by the Chairman, seconded by Councillor K. Gregory 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 Prior to commencement of works, a sample panel of repointing, showing mortar mix, profile and finish, shall be agreed in writing by the Local Planning Authority and the repointing hereby approved carried out in accordance with that agreed detail.

Ground:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the building as a Listed Building in accordance with advice contained within the NPPF.

3 Prior to commencement of the development hereby approved, detailed method statements of the repair works to be undertaken shall be submitted to and approved in writing by the Local Planning Authority.

Ground:

To preserve the integrity and character of the listed building in accordance with advice contained within the NPPF.

4 Prior to commencement of the development hereby approved, a sample of the grouting to be used accompanied by the results and evaluation of in situ testing to inform the justification of the selected grouting, should be submitted to and approved in writing by the Local Planning Authority.

Ground:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the building as a Listed Building in accordance with advice contained within the NPPF.”

(h) **R08 - F/TH/15/1239 - Beach Area Opposite Victorian Shelter, Marine Drive, Margate**

The item was withdrawn as the planning application was withdrawn from the statutory register.

(i) **R09 - F/TH/16/0640 - 37 Sea Road, Westgate On Sea**

PROPOSAL: Erection of a four storey building comprising 7no. 2-bed self-contained flats together with erection of first and second floor rear extension and front entrance ramp to existing building and creation of new vehicular access onto Sea Road

Speaking in favour of the application was Mr Colyer.

Speaking as town councillor was Councillor Morrish.

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

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

‘That the application be REFUSED for the follow reason:

1 The proposed 4 storey block of flats would by virtue of its location directly in front of 'Ellingham', a Grade II listed building cause an obstruction to the open setting between 'Ellingham' and the sea which would diminish the status of 'Ellingham' within the conservation area. This would be further exacerbated by the design, size, mass and bulk of the proposed flat block which would be visually prominent in relation to 'Ellingham' causing significant harm to the 'setting' of the listed building and consequential harm to the character and appearance of the conservation area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 132 and 134 of the National Planning Policy Framework.”

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

(j) **R10 - F/TH/16/0367 - Land Rear Of 17 Sea Road, Westgate On Sea**

PROPOSAL: Erection of 1no. detached two storey dwelling

Speaking under council procedure rule 20.1 was Councillor Ashbee.

It was proposed by the Chairman and seconded by Councillor J. Fairbrass:

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

‘That the application be REFUSED for the follow reason:

1 The proposed dwelling would represent an isolated form of development, out of keeping with the prevailing pattern of street frontage development of surrounding properties, resulting in significant harm to the Westgate on Sea Conservation Area as a designated heritage asset, contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 58, 61, 64, 132 & 134 of the National Planning Policy Framework.”

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

(k) **R11 - FH/TH/16/0888 - 22 Winterstoke Crescent, Ramsgate**

PROPOSAL: Erection of two storey side extension

Speaking as ward councillor was Councillor Connor.

Speaking in favour of the application was Mr German.

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

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

‘That the application be REFUSED for the follow reason:

1 The proposed extension, by virtue of its scale, width, location and design would result in a prominent and incongruous form of development that is architecturally unrelated to the design and scale of the original dwelling and which will result in the loss of space between properties, giving a cramped and congested appearance that is significantly out of keeping with the established pattern of development and character and appearance of the area, contrary to Policy D1 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 LOST.

Then, it was proposed by Councillor Gregory and seconded by Councillor Tomlinson:

“That Members approve the application subject to safeguarding conditions, as it will not have a significantly harmful impact on the character and appearance of the area”

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

(l) **R12 - FH/TH/16/0790 - 17 Beech Drive, Broadstairs**

PROPOSAL: Erection of first floor side extension

Speaking in favour of the application was Mrs Frampton.

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

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

‘That the application be REFUSED for the follow reason:

1 The proposed extension, by virtue of its location, scale and design, would form a dominant and visually intrusive element within the street scene, significantly detrimental to the established pattern of development and the character and appearance of the surrounding area, contrary to Thanet Local Plan Policy D1 and paragraphs 58, 60 and 64 of the National Planning Policy Framework.”

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

Then, it was proposed by Councillor Partington and seconded by Councillor Tomlinson:

“That Members approve the application subject to safeguarding conditions, as it will not have a significantly harmful impact on the character and appearance of the area.”

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

(m) **D13 - OL/TH/16/0654 - 66 Monkton Road, Minster**

PROPOSAL: Outline application with some matters reserved including access, for the erection of 36 dwellings with construction of new access from Monkton Road, associated new internal access roads, drainage and landscaping (reserved)

Speaking in favour of the application was Mrs Scott.

Speaking raising points of concern was Mrs Ball.

Also speaking raising points of concern was Mr Johnson.

Speaking as ward councillor was Councillor Grove.

Also speaking as ward councillor was Councillor Crow-Brown.

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

“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 following safeguarding conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, (hereinafter 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 No buildings within any part of the site shall exceed two storey in height specified in the supporting statements that was submitted in conjunction with the planning application hereby approved.

GROUND:

To ensure that the development takes place substantially in accordance with the principles and parameters contained within the outline documentation.

6 The vehicular access hereby permitted shall be provided prior to the first occupation of the development.

GROUND:

In the interest of highway safety.

7 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.

8 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.

9 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:

To prevent extraneous material being deposited on the public highway

10 Prior to the occupation of any dwellings hereby approved the following works 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, street lightning, street nameplates and highway structures
- Between a dwelling and the adopted highway.

GROUND:

In the interests of highway safety.

11 Prior to the first occupation of any dwelling hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1 metres above the level of the adjacent highway carriageway.

GROUND:

In the interests of highway safety.

12 Prior to the first occupation of any dwelling hereby permitted a pedestrian visibility splay measuring 1 metre X 1 metre shall be provided behind the footway on both sides of each private access and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the footway.

GROUND:

In the interests of highway safety

13 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

14 The details to be submitted pursuant to Condition 1 above shall include provision of a pedestrian connection to public footpath TE462. The connection shall be completed prior to the first occupation of any dwelling hereby approved.

GROUND:

To ensure that the development is sustainable in accordance with the principles of the NPPF.

15 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) Timing of deliveries
- (c) Parking for site personnel
- (d) Parking and turning for delivery vehicles
- (e) Provision of wheel washing facilities

GROUND:

In the interests of highway safety

16 The layout plan to be submitted in pursuant of 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.

17 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.

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.

19 No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which 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 approved details.

GROUND: Infiltration through contaminated land has the potential to impact on groundwater quality.

20 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 detailed drainage scheme shall demonstrate that the run-off leaving the site post-development will be attenuated on site and discharged to the receiving sewer at a maximum rate, as formally agreed with Southern Water, for all rainfall events, up to and including the climate change adjusted critical 100yr storm. 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.

21 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.

22 The detailed design of the dwellings hereby approved, to be submitted in pursuant of condition 1 above shall show no habitable rooms located closer than 15 metres to the boundary of a proposed pumping station site.

GROUND:

In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF.

23 The landscaping plan to be submitted in pursuant of condition 1 above shall include the ecological enhancements detailed within the Ecological Appraisal (dated February 2016 by Aspect |Ecology) and the recommendations of the Arboricultural Report (dated 16th May 2016 by Chartwell Tree Consultants Ltd).

GROUND:

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

24 The landscaping plan to be submitted in pursuant of condition 1 above shall include the recommendations as identified within the Landscape Appraisal (Crabtree & Crabtree dated November 2015).

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies CC1 of the Thanet Local Plan.

25 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.”

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

It was then proposed by Councillor Gregory, seconded by Councillor Hayton...

“That Members REFUSE the application.”

The motion was withdrawn.

It was then proposed by Councillor Gregory and seconded by Councillor Tomlinson:

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

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

(n) **D14 - F/TH/16/0952 - 131-137 King Street, Ramsgate**

PROPOSAL: Erection of a 4 storey building comprising 14No. flats and 4No. 2-bed dwellings following demolition of existing garage/storage unit

Speaking raising points of concern was Mrs Higgins.

Speaking as ward councillor was Councillor Larkins.

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 financial contribution towards mitigating the recreational pressure of Special Protection Area in accordance with the Habitat Regulations 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 Compulsory Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 203 Rev B, 204 Rev B, 205 Rev C, 206 Rev C, 207 Rev C, and 208, received 02 September 2016.

GROUND:

To secure the proper development of the area.

3 No development shall commence (excluding demolition) until a site characterisation and remediation scheme has been submitted to and approved in writing by the Local Planning Authority and the remediation scheme has been implemented in accordance with the approved details. The site characterisation, remediation scheme and implementation of the approved remediation scheme shall be carried out in accordance with the following criteria:

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority, and shall include:

A survey of the extent, scale and nature of contamination

An assessment of the potential risks to:

Human health

Property

Adjoining land

Groundwaters and surface waters

Ecological system

An appraisal of remedial options and a recommendation of the preferred options

The site characterisation report shall be conducted in accordance with British Standards and current DEFRA and Environment Agency best practice.

(b) Submission of remediation scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed

remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site cannot be considered as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of the development other than that required to carry out remediation. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in Planning Policy Statement 23 as a validation report) that demonstrates the effectiveness of the remediation carried out 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 National Planning Policy Framework.

4 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 National Planning Policy Framework.

5 Prior to the occupation of the development hereby approved, the redundant vehicle crossing to King Street shall be removed and the footway reinstated in accordance with the specifications set out in the Kent Design Guide.

GROUND:

In the interests of highway safety.

6 No development shall take place (excluding demolition) until samples of the materials shown on the approved plan numbered 206 Rev C for the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

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

7 No meter boxes or satellite equipment shall be attached to the front elevation of the building.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with the National Planning Policy Framework.

8 No development shall take place (excluding demolition) until full details of both hard and soft landscape works 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 new trees, shrubs, hedges and grassed areas to be planted, together with details of the species and method of planting to be adopted.

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

(3) details of walls, fences, other means of enclosure proposed, together with details of materials and construction and details of other minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.)

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.

9 The refuse storage facilities as specified upon the approved plans numbered 203 Rev B and 205 Rev C shall be provided prior to the first occupation of any of the flats/dwellings hereby permitted and shall be kept available for that use at all times, and at no time shall dustbins be stored other than in the approved location.

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.

10 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing numbered 205 Rev C shall be provided and thereafter maintained.

GROUND:

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

11 Prior to the commencement of the development hereby approved (excluding demolition) joinery details including sections through glazing bars, frames and mouldings at a scale of 1:5 of all new external windows and doors 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 approved development.

GROUND:

In the interests of visual amenity 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 Policies D1 and D2 of the Thanet Local Plan

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

GROUND:

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

14 No development shall take place (excluding demolition) until details of the means of foul 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 guidance contained within the NPPF.

15 (i) No development shall commence (excluding demolition) 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 without increase to on site or off site flood risk. Any discharge to the public sewer network shall be agreed in advance in writing with the local planning authority and Southern Water.

(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.

16 Prior to the commencement of development hereby permitted (excluding demolition), details of the railings shall be submitted to and approved in writing by the Local Planning Authority. The railings shall be installed in accordance with the approved details.

GROUND:

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

17 Prior to the first occupation of the self-contained flats hereby permitted, the play space and associated boundary treatment as shown on the approved plan numbered 203 Rev B shall be provided and thereafter maintained.

GROUND:

To provide doorstep playspace in accordance with Policy SR5 of the Thanet Local Plan.

18 Prior to the commencement of development hereby permitted (excluding demolition) , details of a construction management plan 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:

In the interests of highway safety.

19 The proposed pedestrian gates adjacent to King Street shall not open over the highway.

GROUND:

In the interests of highway safety.

20 Prior to the commencement of development hereby permitted (excluding demolition) the design of the means of access shall be submitted to, and agreed in writing by, the Local Planning Authority

GROUND:

In the interests of highway safety.

21 Prior to the first occupation of the development hereby permitted, the retractable bollards as shown on the approved plan numbered 203 Rev B, shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

22 The 3m high boundary wall between the application site and no. 145 King Street shall be retained, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of neighbouring privacy, in accordance with Policy D1 of the Thanet Local Plan.”

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

Meeting concluded : 10.40pm