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Planning Committee

Minutes of the meeting held on 16 November 2016 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillors Jaye-Jones, Bambridge, Buckley, Connor, Dawson, J Fairbrass, Fenner, K Gregory, Hayton, Howes, Partington, R Potts and Tomlinson

In

Attendance: Councillors K Coleman-Cooke, M Saunders, D Saunders, L Fairbrass, L Potts, Grove, Rogers, Matterface, Crow-Brown and Ashbee

96. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Evans and Councillor Taylor for whom Councillor Edwards was present.

97. **DECLARATIONS OF INTEREST**

Councillor K. Gregory declared an interest in agenda item 6c) A03 – White Stag, 70 Monkton Street, Monkton (Minute No.104 refers).

98. **MINUTES OF PREVIOUS MEETING**

It was proposed by Councillor Tomlinson, seconded by Councillor Buckley and agreed that the minutes of the Planning Committee held on 19 October be approved and signed by the Chairman subject to it being noted that apologies were received from Councillor Partington for whom Councillor Taylor-Smith was present.

99. **SITE VISITS**

100. **FH/TH/16/0916 - 1 ST MAGNUS COURT, ST MAGNUS CLOSE, BIRCHINGTON**

PROPOSAL: Retrospective application for erection of single storey rear extension with balcony

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 03 B and 04 C received 10 August 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of use, obscure glazed privacy screens at a minimum height of 1.8m shall be erected along the sides of the balcony hereby approved, in accordance with the approved plan 04 C received 10 August 2016. The privacy screens shall be thereafter maintained.

GROUND:

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

4 The 1no. window to the West side elevation of the extension hereby approved shall be provided and maintained with an obscure glazed non opening window, in accordance with approved plan 04 C received 10 August 2016.

GROUND:

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

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

101. OL/TH/16/0654 - 66 MONKTON ROAD, MINSTER

Speaking under Council Procedure rule 20.1 was Councillor Grove.

Speaking under Council Procedure rule 20.1 was Councillor Crow-Brown.

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

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

‘That planning permission be deferred and delegated to officers for approval subject to the receipt of a legal agreement securing affordable housing and financial contributions as agreed, and subject to conditions set out in Appendix 1.’”

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

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

“Members refuse the application as outlined at option 4.2 of the officer report as contrary to Policy CC1 of the Thanet Local Plan, as the need for the

development is not considered to outweigh the need to protect the countryside, and as the development would result in significant harm to the setting of the Grade II Listed building Eden Hall.”

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

102. SCHEDULE OF PLANNING APPLICATIONS

103. A01 - F/TH/16/0867 - 140 - 144 NEWINGTON ROAD, RAMSGATE

PROPOSAL: Erection of a primary school to provide up to 420 school places for children aged 4 to 11 years.

It was proposed by Councillor Buckley, seconded by Councillor J. Fairbrass and RESOLVED:

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

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

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

GROUND:

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

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised site plan numbered P658 Rev F, received 07 November 2016, the revised elevation plan numbered 10030-04-P702 Rev G, received 29 September 2016, and the floor plans numbered 10030-04-P001 Rev B and 10030-04-P101 Rev B, received 20 June 2016.

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of development hereby permitted (excluding demolition), a drainage strategy detailing the proposed means of foul disposal and an implementation timetable, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

To prevent flooding, in accordance with the NPPF.

- 4 No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place (excluding demolition) until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1) A preliminary risk assessment which has identified
 - all previous uses

- potential contaminants associated with those use
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

It is noted that a desk study and preliminary risk assessment has been carried out. This needs to be followed by additional investigations once the site is cleared as the preliminary risk assessment is considered incomplete, particularly consideration of areas where underground storage of fuels may have taken place. The PFS needs comprehensive investigations and the protection offered by head materials may not be evident beneath historic tankage. 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

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 the NPPF.

- 5 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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 the NPPF.

- 6 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 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 the NPPF.

- 7 Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

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 the NPPF.

- 8 (i) Development shall not begin (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 within the site boundary and disposed of via infiltration. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

(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:

- a timetable for its implementation, and
- 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.

(iii) No infiltration of surface water drainage into the ground is 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 approval details.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions, to protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

- 9 The development of the site hereby permitted shall be carried out in accordance with the Project Execution Plan (revision B), received 03 November 2016, detailing the contractor car-parking, and on-site traffic plans during construction.

GROUND:

In the interests of highway safety.

- 10 Prior to the commencement of development (excluding demolition) hereby permitted, details of the measures to prevent the discharge of surface water onto the highway shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of highway safety.

- 11 Prior to the first use of the site hereby permitted, the vehicle parking spaces and drop-off/pick-up areas as shown on the submitted plan numbered P658 Rev F, shall be provided, made available for use, and permanently maintained.

GROUND:

In the interests of highway safety.

- 12 Prior to the first use of the site hereby permitted, the cycle parking facilities as shown on the submitted plan numbered P658 Rev F, shall be provided, made available for use, and permanently maintained.

GROUND:

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

- 13 Prior to the first use of the site hereby permitted, the vehicular and pedestrian accesses and egress as shown on the submitted plan numbered P658 Rev F, shall be completed.

GROUND:

In the interests of highway safety.

- 14 Prior to the first use of the development hereby approved, the redundant vehicle crossings to Newington Road shall be removed and the footway reinstated in accordance with the specifications as set out in the Kent Design Guide.

GROUND:

In the interests of highway safety.

- 15 Prior to the first use of the site hereby permitted, 2 metres x 2 metres pedestrian visibility splays shall be provided behind the footway on both sides of the vehicular egress with no obstructions over 0.6m above footway level, and thereafter maintained.

GROUND:

In the interests of highway safety.

- 16 Prior to the first use of the site hereby permitted, the alterations to the highway as shown on the approved plan numbered P658 Rev F, or as amended by the Highway Authority, shall be completed.

GROUND:

In the interests of highway safety.

- 17 Prior to the first use of the development hereby permitted, a School Travel Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Travel Plan shall incorporate the following measures, as previously identified in the Interim Travel Plan;
- i) Provision and maintenance of breakfast and after school clubs, including a free breakfast for those pupils who walk, cycle or use public transport to attend
 - ii) Provision and maintenance of walking buses
 - iii) Provision and maintenance of a minibus service

The approved plan shall be implemented and maintained upon the use of the site commencing.

GROUND:

In the interests of highway safety and to facilitate the use of alternative means of transport, in accordance with the NPPF.

- 18 Prior to the first use of the development hereby permitted, a Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Parking Management Plan shall include the following measures as identified within the application;
- i) A window of up to 15 minutes before school start times and after school finish times for parents to drop off and collect pupils
 - ii) Assignment of year groups to each drop-off/pick-up area
 - iii) Management of the drop-off/pick-up areas to maximise the use of the available parking
 - iv) Management of visits by service/delivery vehicles to ensure they occur outside school drop-off and pick-up periods

The approved plan shall be implemented and maintained upon the use of the site commencing.

GROUND:

In the interests of highway safety.

- 19 The pupil school day start and finish times (excluding breakfast and after school club) shall be staggered as follows:
- (i) Key Stage 1 shall commence at 8.50 am and finish at 3.15 pm
 - (ii) Key Stage 2 shall commence at 8.30 am and finish at 4.15 pm

GROUND:

In the interests of highway safety.

- 20 Prior to the first use of the development hereby permitted, boundary treatment along the site boundaries where adjoining neighbouring residential properties shall be either made good or replaced, in order to achieve a solid boundary treatment no less than 1.8m in height from ground level.

GROUND:

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

- 21 Prior to the installation of hard landscaping, details of the paving to the front of the school 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 visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 22 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 use 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

- 23 Prior to the first use of the development hereby permitted, an emissions statement that provides details of how the air quality damage costs, as calculated within the emission mitigation assessment, are to be used to achieve air quality improvements through the development, 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 limit air pollution, in accordance with the NPPF.

- 24 The school building hereby permitted shall be constructed in accordance with the acoustic design elements recommended within the Acoustic Design Report, dated 15 September 2016.

GROUND:

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

- 25 Prior to the first use of the site by members of the community outside of normal school hours, a Community Involvement Plan, to include details of the hours of use, location and type of potential use, required capacity and parking arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The use of the building outside of normal school hours shall be in accordance with the approved Community Involvement Plan, unless otherwise agreed in writing with the Local Planning Authority.

GROUND:

In the interests of neighbouring amenity and highway safety, in accordance with Policy D1 of the Thanet Local Plan.”

104. A02 - F/TH/16/1173 - 20 QUEENS ROAD, BROADSTAIRS

PROPOSAL: Erection of two storey rear extension with basement level following demolition of existing, together with installation of parking area to rear

Speaking in favour of the application was Mr Potts.

Speaking raising points of concern was Mr Ryall.

Speaking as ward councillor was Councillor D. Saunders.

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

“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 20 QR/4 ext/Rev A, 20 QR/ 5 ext/Rev B, 20 QR/6 ext/ Rev C, 20 QR/8 Ext received 26 October 2016 and 20 QR /7 ext/ Rev A received 01 October 2016.

GROUND:

To secure the proper development of the area.

3 The 1no. window to the first floor and 2no. windows to the ground floor of the South side elevation and the 1no window to the first floor North side elevation of the extension hereby approved; together with the 1no. first floor window to the rear of the original North side elevation of the property, as annotated on the approved plan shall be provided and thereafter maintained with obscure glass and shall be 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 adjacent residential properties in accordance with Policy D1 of the Thanet Local Plan.

4 Where the height of boundary treatment falls below 2m in height, additional close boarded fencing up to a height of 2m shall be erected to the side and rear boundaries. The fencing shall thereafter be maintained.

GROUND:

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

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

105. A03 - OL/TH/16/0733 - WHITE STAG, 70 MONKTON STREET, MONKTON

PROPOSAL: Outline application for the erection of 4no. detached dwellings including access

It was proposed by Councillor Buckley, seconded by Councillor J. Fairbrass and RESOLVED:

“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 layout, scale and appearance of the buildings to be erected, 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 The development hereby approved shall be carried out in accordance with the submitted drawings.
numbered 119/P01B received 28 October 2016.

GROUND:

To secure the proper development of the area.

6 The details to be submitted in pursuant of condition 1 above shall include buildings that do not exceed two storey in height.

GROUND:

In the interests of the visual amenities of the area and to safeguard the special character and appearance and setting of the nearby heritage assets in accordance with advice contained within the National Planning Policy Framework.

7 If, during development, significant contamination is found or caused at the site, then this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

GROUND:

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

8 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved in writing by, the Local Planning Authority

GROUND:

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

9 The details to be submitted in pursuant of condition 1 above shall show no development or new tree planting within 3 metres of either side of the centreline of the public sewer.

GROUND:

To protect drainage apparatus and protect the public sewer.

10 Prior to commencement of development hereby permitted, details of the measures required to protect the public sewers within the site shall be 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 protect drainage apparatus and protect the public sewer.

11 The details to be submitted in pursuant of condition 1 above shall show the retention of tree screen 1, 2 and 3 as shown in the Connick Tree Care document dated 31st October 2016.

GROUND:

In the interests of the visual amenities of the area and to safeguard the special character and appearance and setting of the nearby heritage assets in accordance with advice contained within the National Planning Policy Framework.

12 Existing trees, shrubs and hedgerows situated along the common boundary with Nos 74-78 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 safeguard the special character and appearance and setting of the nearby heritage assets in accordance with advice contained within the National Planning Policy Framework.

13 Prior to the commencement of work on site the provision of construction vehicle loading/unloading and turning facilities shall be provided and maintained for the duration of construction.

GROUND:

In the interests of highway safety.

14 Prior to commencement of work on site provision of parking facilities for site personnel and visitors shall be provided on site for the duration of construction.

GROUND:

In the interests of highway safety.

15 Prior to the commencement of the development hereby permitted, the replacement parking for the public house, as shown on the approved plan numbered 119/P01B received 28 October 2016, shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

16 The visibility splays shown on the submitted plan, numbered 119/P01B received 28 October 2016, shall be provided and thereafter maintained, with no obstructions over 0.6m above carriageway level within the splay.

GROUND:

In the interest of highway safety.”

106. A04 - F/TH/16/1232 - MIZURI, NORMAN ROAD, BROADSTAIRS

PROPOSAL: Erection of two storey dwelling

Speaking in favour of the application was Mr Brown.

Speaking raising points of concern was Mr Suchak.

Speaking as town councillor was Councillor Binks.

Speaking as ward councillor was Councillor Matterface.

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

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

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

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

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the submitted drawings.

DB/DW/16/9/2 and DB/DW/16/9/3 dated 7th September 2016.

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of development hereby approved the means of access shown on drawing DB/DW/16/9/3 shall be completed and thereafter maintained.

GROUND:

In the interests of highway safety.

4 Prior to the first occupation of the development hereby permitted details of visibility splays provided with no obstructions over 0.9m above carriageway level shall be submitted to and approved in writing by the Local Planning Authority. The approved splays shall thereafter be implemented in full and maintained.

GROUND:

In the interest of highway safety

5 The area shown on the submitted plans 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:

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.

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.”

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

It was then proposed by Councillor Partington and seconded by Councillor Bambridge:

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

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

107. **A05 - F/TH/16/0718 - CLIFF COTTAGE, COASTGUARD COTTAGES, PEGWELL ROAD, RAMSGATE**

PROPOSAL: Erection of 1no. detached dwelling with detached garage

Speaking in favour of the application was Mr Brown.

Speaking as ward councillor was Councillor Rogers.

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

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

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

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

GROUND:

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

2 No development shall take place until samples of the stonework and colour samples of the render to be used in 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

3 Details of the materials and design of the roofing system, to include fascias; and the materials and design of the balustrading, to include the method of fixing, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any works.

GROUND:

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

4 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

5 No further alterations to the building, or the erection of garden buildings, whether approved by Classes A, B, or E of Part One of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

6 The development hereby approved shall be carried out in accordance with the submitted drawing numbered SA/06/156/04 Rev A, received 23 April 2015.

GROUND:

To secure the proper development of the area.

7 Prior to the first occupation of the development hereby permitted, details of the proposed curtilage boundary treatments shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed boundary treatment (to be erected along the red line boundary of the site) shall be provided prior to the first occupation of the development and shall thereafter be permanently maintained.

GROUND:

To protect the future occupiers of the development from the health and safety risks associated with nearby coastal erosion, and limit the impact on the character and appearance of the conservation area, in accordance with Policy D1 of the Thanet Local Plan and the guidelines contained within the NPPF.”

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

108. A06 - F/TH/16/1101 - LAND ADJACENT TO 191 RAMSGATE ROAD, BROADSTAIRS

PROPOSAL: Erection of 1No detached two storey dwelling together with formation of vehicular access

It was proposed by Councillor Buckley, seconded by Councillor J. Fairbrass 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.

4088 (PA) 009rA, 4088 (PA) 001rA, 4088 (PA) 004rA,, 4067 (PA) 007rA, 4088 (PA) 008rA, 4088 (PA) 003rA, and 4088 (PA) 002rA received 11 October 2016., , ****, ****, ****, ****

GROUND:

To secure the proper development of the area.

3 The development hereby permitted shall be constructed in Terca Red Multi Stock bricks, Marley Cedral Weatherboarding - Dark Grey and Marley Eternit plain concrete roof tiles.

GROUND:

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

4 The first 5 metres of the access from the edge of the highway hereby permitted shall be constructed of a bound material.

GROUND:

In the interests of highway safety.

5 Prior to the first use of the vehicular access, measures to prevent the discharge of surface water onto the highway shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

6 Prior to the first occupation of the dwelling hereby approved 1m x 1m pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the dwelling hereby approved 43 metres x 2 metres x 43 metres visibility splays at the access with no obstructions over 1 metre above carriageway level within the splays shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

8 Prior to the first occupation of the dwelling hereby approved the vehicle parking spaces shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the dwelling hereby approved, the cycle parking facilities shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

10 All windows provided at first floor level of the dwelling hereby approved shall be provided with obscure glass and restricted openings in accordance with the amended plan 4088 (PA) 003rA received by the Local Planning Authority on 11 October 2016 and thereafter maintained.

GROUND:

To safeguard the residential amenities currently enjoyed by neighbouring property occupiers in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.”

109. A07 - FH/TH/16/0905 - 19 LONSDALE AVENUE, MARGATE

PROPOSAL: Erection of a two storey outbuilding to rear of existing dwelling

Speaking raising concerns was Mr Corbey.

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

“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 received 02/09/16

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of the visibility splays of 2m by 2m shall be provided and thereafter maintained to the access to Lonsdale Avenue in accordance with details to be submitted in plan form and approved in writing by the Local Planning Authority.

GROUND:

In the interest of highway safety.”

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

110. D08 - F/TH/16/0731 - LAND ADJACENT SAFARI HOUSE, HAINE ROAD, RAMSGATE

PROPOSAL: Erection of 8no. 3-bed and 6no. 4-bed dwellings with access from Haine Road, together with erection of car ports and associated parking and landscaping

Speaking in favour of the application was Miss Banks.

Speaking raising points of concern was Mr Hall.

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 2016-09-02B, 16-071-001, 2016-09-08, 2016-09-07B, 2016-09-06B, 2016-09-05B, 2016-09-04B and 2016-09-03B, received 01 November 2016.

GROUND:

To secure the proper development of the area.

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

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

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

GROUND:

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

4 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 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

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 programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority

GROUND:

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

6 i) Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based on the principles stated Section 6 of the submitted Flood Risk Assessment (Herrington Consulting Ltd - May 2016) 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, with no increase in the rate of off-site runoff during any rainfall event.

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:

- a) a timetable for its implementation, and

b) 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 NPPF.

7 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

8 Prior to the commencement of development on site, construction vehicle loading/unloading and turning facilities, and parking facilities for site personnel and visitors, shall be provided on site for the duration of construction.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the development hereby permitted, the accesses shown on the submitted plan, along with the necessary associated works in the highway, shall be completed and maintained.

GROUND:

In the interests of highway safety.

10 Prior to the first occupation of the development hereby permitted, the visibility splays shown on plan numbered 2016-09-02B shall be provided and thereafter maintained, with no obstructions over 1 metre above carriageway level within the splays.

GROUND:

In the interests of highway safety.

11 Prior to the first occupation of the development hereby permitted, the 0.85m high black painted metal railings shall be erected along the western boundary of the site, in accordance with the approved plan numbered 2016-09-02B, and thereafter maintained.

GROUND:

To deter on-street parking in Haine Road, in the interests of highway safety.

12 Prior to the first occupation of the development hereby permitted, a native species hedgerow shall be planted along the northern boundary of the site, in accordance with the approved plan numbered 2016-09-02B, and thereafter maintained.

GROUND:

To retain and enhance potential bird nesting habitat within the proposed development, in accordance with guidelines contained within the NPPF.

13 The first floor windows in the side elevations of the dwellings hereby permitted 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.

14 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

15 The external materials and external finishes to be used in the erection of the dwellings hereby approved shall be in accordance with the approved plans.

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.

Meeting concluded : 9.15pm

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