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Planning Committee

Minutes of the meeting held on 15 February 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Bob Grove (Chairman); Councillors Jaye-Jones, Bambridge, Buckley, Connor, Dawson, J Fairbrass, Fenner, K Gregory, Howes, Partington, R Potts, Taylor and Tomlinson

In

Attendance: Ashbee, Braidwood, Matterface, L Fairbrass, D. Saunders and M. Saunders

138. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Edwards.

139. DECLARATIONS OF INTEREST

There were no declarations of interest.

140. MINUTES OF PREVIOUS MEETING

It was proposed by Councillor Jaye-Jones, seconded by Councillor Tomlinson and agreed that the minutes of the Planning Committee held on 18 January 2017 be approved and signed by the Chairman.

141. SCHEDULE OF PLANNING APPLICATIONS

142. A01 - FH/TH/16/1655 - 29 DOMNEVA ROAD, WESTGATE ON SEA

PROPOSAL: Erection of single storey side and rear extensions and installation of balcony to first floor front elevation, following demolition of existing garage

Speaking raising points of concern was Ms Cornford.

Speaking as ward councillor was Councillor Braidwood.

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

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

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

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 16/31/02G received 01 February 2017 and 16/31/03F received 06/02/17.

GROUND:

To secure the proper development of the area.

3 The proposed brickwork to be used in the erection of the single storey side and rear extension and the boundary wall hereby approved, shall be of the same colour, finish and texture as those on the existing property.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the NPPF.

4 Prior to the installation of the proposed balcony, details of the proposed balustrading shall be submitted to, and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the NPPF

5 Prior to the installation of hardstanding hereby approved, samples of the materials to be used in the construction of the external surfaces of the hardstanding 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:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the NPPF ”

The motion was put to the vote and declared CARRIED.

143. A02 - F/TH/16/0759 - LAND REAR OF ORCHARD HOUSE 17 CHURCH STREET, BROADSTAIRS

PROPOSAL: Erection of 4No. 2-bed detached bungalows, with access leading onto Northdown Road

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson 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.

Plans and Elevations L/16/08/02/E, Site Layout L/16/08/03/E Submitted 22 November 2016.

GROUND:

To secure the proper development of the area.

3 The bin collection point for the deposit of the residents' bins on collection days only, as detailed on the approved drawings, shall be provided prior to first occupation of the dwellings hereby approved and be kept available for that use at all times.

GROUND:

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

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 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

5 Prior to the first occupation of the development, the area shown in the plans hereby approved 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 maintained 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

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 2006

7 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

GROUND:

To prevent pollution in accordance with the advice contained within the NPPF.

8 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 DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and NPPF.

9 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 specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded.”

144. A03 - F/TH/16/1387 - 2-6 STATION APPROACH, BIRCHINGTON

PROPOSAL: Change of use from retail to 2No semi-detached 3 bedroom dwellings, including alterations to the shop front, erection of a single storey rear extension and addition of two dormers to the rear roof slope.

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson 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 172_02 Rev 02 and 172_03 Rev 02 received 18 January 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of the dwellings hereby approved the garden areas defined on drawing number 172_02 Rev 02, received 18 January 2017, shall be provided for each dwelling and thereafter maintained.

GROUND:

To secure a satisfactory standard of amenities for future occupiers of the dwellings in accordance with Policy D1 of the Thanet Local Plan.

4 The external materials and external finishes to be used in the development hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

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

145. A04 - A/TH/15/0665 - DREAMLAND, MARINE TERRACE

PROPOSAL: Erection and display of 1No. externally illuminated flat sheet lettering sign and 4No. internally illuminated brushed steel and neon lettering signage.

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson and RESOLVED:

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

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

1 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

5 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.”

146. A05 - L/TH/16/1678 - 1A, 1B, 12, 14 AND 15 COASTGUARD COTTAGES, VICTORIA PARADE, RAMSGATE

PROPOSAL: Application for Listed Building Consent for external alterations

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson and RESOLVED:

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

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

1 The works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

GROUND:

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

GROUND:

To secure the proper development of the area

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

GROUND:

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

4 The repair of the external surfaces of the buildings shall be carried out in accordance with the sample panel of replacement bricks and stone inspected on site on the 26th October 2016.

GROUND:

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

5 The replacement tiles shall be Cwt-y-Bugail Welsh slate.

GROUND:

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

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

GROUND:

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

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

GROUND:

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

147. A06 - F/TH/16/1341 - GARAGE BLOCK ADJACENT TO NUMBER 1 NORMAN ROAD, BROADSTAIRS

PROPOSAL: Variation of condition 2 (submitted plans), 4 (parking layout) and 7 (highway works) and removal of condition 5 (alterations to street lighting columns) of planning permission F/TH/14/0093 for erection of 2No two storey dwellings with associated car parking to allow relocation of dwellings and alterations to fenestration, together with the provision of and the reinstatement of kerbs and footpaths prior to occupation.

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson 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 24 March 2017.

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 4 received 30 November 2016, TDC-2817-NR-ZZ-GA-A-2001 Rev P01 and TDC-2817-NR-ZZ-E-A-4001 Rev P01 received 18 January 2017.

GROUND:

To secure the proper development of the area.

3 The proposed development shall be constructed with Funton Second hand Stock Facing Bricks, and Leicester Weathered Red Stock Bricks for detail, Redland 49 Granular Brown roof tiles in accordance with the samples agreed on 19 January 2017.

GROUND:

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

4 The area shown on drawing number 4 site plan, received 30 November 2016, for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be retained for that purpose.

GROUND:

In the interests of highway safety.

5 The areas shown on drawing number TDC-2817-NR-ZZ-OS-A-0001 Rev P02 and statement titled Proposed Control of Site Deliveries and Access - Norman Road Broadstairs Kent, received 06 December 2016 for the loading, unloading and turning of construction vehicles shall be provided prior to the commencement of the development and shall be kept available for the duration of the construction of the development

GROUND:

In the interests of highway safety.

6 Prior to the first occupation of the proposed development all off-site highway works shall be completed. These works include the provision of new dropped kerbs and the reinstatement of kerbs and footpaths.

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the proposed development, an acoustic fence, which shall achieve a minimum of a 10dB(A) reduction in the contribution of noise from the railway, shall be installed, and thereafter maintained, to the south western boundary of the site.

GROUND:

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

8 Prior to the first occupation of the proposed development, acoustic trickle vents shall be installed, and thereafter maintained, to all windows within the south western elevation of the dwellings, hereby permitted.

GROUND:

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

9 No further alterations to the building, whether approved by Classes A, B or C of Part One of 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.”

148. A07 - F/TH/16/1705 - GARAGES ADJACENT PIKE LANE, RAMSGATE

PROPOSAL: Variation of conditions 2 and 4 of planning permission F/TH/14/0092 for erection of 2No. 3 storey buildings to accommodate 6No. 2 bed flats and erection of 2No. 2 Storey houses together with associated parking to allow alterations to design and layout together with amended parking

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson 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 24 March 2017.

GROUND:

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

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

16.028 Dwg No 31 Rev D, Dwg No 26 Rev C, Dwg No 27 Rev C, Dwg No 28 Rev C, Dwg No 29 Rev B, Dwg No 30 Rev B, Received on 31 January 2017

GROUND:

To secure the proper development of the area.

3 The development shall be carried out in accordance with the approved material samples received on 15 December 2016 and Materials Schedule Rev A received on 1st February 2017.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan 2006.

4 The area shown on drawing number 16.028 31 Rev D received on 31 January 2017 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

5 The details of the secure cycle parking facilities shown on drawing number 16.028 31 Rev D received on 31 January 2017 shall be provided prior to the first occupation of the development and thereafter maintained.

GROUND:

In the interests of highway safety.

6 The area shown on the plan detailing the loading, unloading and turning of construction vehicles received on 15th December 2016 shall be provided prior to the commencement of the development and shall be kept available for the duration of the construction of the development.

GROUND:

In the interests of highway safety.

7 No further alterations to the dwellings, whether approved by Classes A, B or C of Part One of 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.

8 Prior to the commencement of the development hereby permitted, details of the proposed means of foul and surface water sewerage disposal shall be submitted to and approved 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 the National Planning Policy Framework.

9 The clothes drying facilities as detailed in the email dated 1 February 2017 shall be provided prior to the first occupation of the flats hereby approved and shall be kept available for that use at all times.

GROUND:

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

10 The refuse storage facilities as detailed on drawing no. 16.028 31 Rev D received on 31 January 2017 shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

GROUND:

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

149. A08 - F/TH/16/1703 - GARAGES ADJACENT TO 82 TO 90 CHICHESTER ROAD, RAMSGATE

PROPOSAL: Variation of condition 2, 3, and 4 of planning permission F/TH/14/0087 for erection of 3No. dwellings to allow for changes to the design and layout together with the parking and highway works

It was proposed by Councillor K. Gregory, seconded by Councillor Tomlinson 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 24/03/2017.

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the amended plans numbered 21 Rev C and 22 Rev B received 25 January 2017 and the submitted plan numbered 20 Rev B received 14 December 2016.

GROUND:

To secure the proper development of the area.

3 The offsite highway works which include the stopping up of the existing bell-mouth vehicular access, the provision of new dropped kerbs and the reinstatement of footpaths shall be carried out concurrently with the development and shall be completed prior to the first occupation of the development hereby approved.

GROUND:

In the interest of highway safety.

4 The areas shown on plan number 22 Rev B for the parking and manoeuvring of vehicles shall be operational prior to the first occupation of the development hereby approved and shall be thereafter maintained for that purpose.

GROUND:

In the interest of Highway Safety.

5 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on the approved plan numbered 22 Rev B received 25 January 2017 and the submitted material details outlined in the 'Chichester Road Development' document received 14 December 2016. The works shall be carried out prior to the first occupation 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 and in the interests of highway safety.

6 The development shall be carried out in accordance with the submitted samples of materials outlined in the 'Chichester Road Development' Document received 14 December 2016 which include: Ibstock Funton Second Hard Stock Bricks, Ibstock Leicester Red Bricks, Creamy White Render BS 4800 : 10 B 1, Monier/Redland Concrete interlocking roof tiles Landmark Double Pantile, colour: Brown Brindle 44, 600 x 600mm Marshalls Regent Paving colour: Buff and Marshalls Drivesett Tegula Priora Permeable Block Paving, colour: Traditional. The materials hereby approved shall be used on the areas identified in the approved plans numbered 20 Rev B received 14 December 2016 and 21 Rev C and 22 Rev B received 25 January 2017.

GROUND:

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

7 All first floor side elevation windows shall be provided and maintained with obscure glazing 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 adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.”

150. D09 - F/TH/16/0924 - LAND FORMERLY USED AS CLUB UNION CONVALESCENT HOME, READING STREET, BROADSTAIRS

PROPOSAL: Erection of 30 dwellings together with associated access and landscaping following demolition of 30 Convent Road

Speaking in favour of the application was Ms Coles.

Speaking raising points of concern was Mrs Bush.

Speaking raising points of concern was Miss Burchell.

Speaking raising points of concern was Mr Jaffa

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 DEFERRED AND DELEGATED to the Director of Community Services to approve subject to receipt of a legal agreement securing the agreed planning obligations 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 Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered:

- P02 Rev A, P03 Rev A, P04 Rev A, P30, P31, and P32, received 02 February 2017
- P01 Rev F, P09 Rev C, P11 Rev B, P12 Rev B, P21 Rev D, P22 Rev A, P 27 Rev A, and P19, received 31 January 2017
- P26, received 19 December 2016
- 14-019-014 Rev G, and P25 received 01 December 2016
- P20, received 29 November 2016
- 14-019-015 Rev E, received 08 November 2016
- P05, P06 Rev A, P07 Rev B, P08, P10 Rev C, P13, P14, P15, P16, and P18, received 25 October 2016

GROUND:

To secure the proper development of the area.

3 No development shall commence 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 upon the proposals of the Flood Risk Assessment by Herrington Consulting (dated 6th July 2016) and 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 without increase to flood risk on or off-site. 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 controlled waters.

GROUND:

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

4 Prior to the first occupation of the development hereby permitted, details of the implementation, maintenance and management of the sustainable drainage scheme shall be

submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

GROUND:

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

5 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, to ensure ongoing efficiency of the drainage provisions, to protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

6 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 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.

7 Prior to the first occupation of the development hereby permitted, a plan showing the location of Electric Vehicle Charging points at a ratio of 1 charging point per dwelling with dedicated parking, and 1 charging point per 10 spaces for unallocated parking, 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:

In the interests of air quality, in accordance with the NPPF.

8 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 first been submitted to and approved in writing 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 in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

9 No development shall take place until suitably qualified and experienced person has carried out a full investigation and assessment to determine the stability of the land and determine whether the development of the site can be carried out without causing instability of adjoining land or structures, and a written report of the findings/assessment including any recommendations has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with any such recommendations set out within the aforementioned report, that have been approved in writing by the Local Planning Authority.

GROUND:

To ensure that the site can be developed without compromising the stability of adjoining land or buildings.

10 Prior to the commencement of development hereby permitted, a Construction Management Plan to include the following:

- i) Routing of HGV's to and from site
- ii) Access points for construction-related vehicles
- iii) Parking and turning facilities for HGV's and site personnel vehicles
- iv) Wheel washing facilities
- v) Temporary traffic management

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan.

GROUND:

In the interests of highways safety during construction of the development hereby approved.

11 Prior to the first occupation of any dwelling within the development hereby approved, provision and maintenance of the visibility splays shown on drawings numbers 14-019-014 Rev. G and 14-019-010 Rev. D, with no obstructions over 1 metre above carriageway level within the driver splays and 0.6 metres above footway level within the pedestrian splays, shall be provided and thereafter maintained.

GROUND:

In the interests of highways safety.

12 Prior to the first occupation of any dwelling within the development hereby approved to which they relate, the provision and permanent retention of the vehicle parking spaces and turning facilities shall be provided as shown on the submitted plans.

GROUND:

In the interests of highways safety.

13 Prior to the first occupation of units 25-26 within the development, details of the provision of secure, covered cycle parking facilities to be provided for those units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the submitted plans.

GROUND:

To promote sustainable forms of transportation in accordance with Policy TR12 of the Thanet Local Plan.

14 Prior to first occupation of any dwelling served by the vehicular access from Reading Street, the vehicular access from Reading Street and associated highway alterations, including closure of the existing access and provision of parking restrictions, as shown on drawing number 14-019-014 Rev. G (unless otherwise agreed with the Local Planning Authority and Highways Authority) shall be completed and operational.

GROUND:

In the interests of highways safety.

15 Prior to first occupation of any dwelling served by the vehicular access from Reading Street, the pedestrian dropped kerbs and tactile paving in Reading Street as shown on drawing number 14-019-014 Rev. G (unless otherwise agreed with the Local Planning Authority and Highways Authority) shall be completed and operational.

GROUND:

In the interests of highways safety.

16 Prior to first occupation of any dwelling served by the vehicular access from Convent Road, the Convent Road access and associated highway alterations as shown on drawing number 14-019-010 Rev. D (unless otherwise agreed with the Local Planning Authority and Highways Authority) shall be completed and operational.

GROUND:

In the interests of highways safety.

17 Prior to first occupation of any dwelling served by the vehicular access from Convent Road, the pedestrian dropped kerbs and tactile paving in Convent Road as shown on drawing number 14-019-010 Rev. D (unless otherwise agreed with the Local Planning Authority and Highways Authority) shall be completed and operational.

GROUND:

In the interests of highways safety.

18 Completion of the pedestrian dropped kerbs and tactile paving in Convent Road as shown on drawing number 14-019-010 Rev. D or amended as agreed with the Local Planning Authority, prior to first occupation of any dwelling accessed from Convent Road.

19 No development shall take place until details of improvements to the Reading Street/Elmwood Avenue junction to improve street geometry and visibility have been submitted to and approved in writing by the Local Planning Authority. This shall form part of a S.278

highway agreement between the applicant/developer and the highway authority. The agreed works shall be completed and operational prior to the first occupation of any dwelling in the approved development served by the vehicular access from Reading Street.

GROUND:

In the interests of highway safety and to mitigate additional trips generated from the Reading Street access through the junction of Reading Street and Elmwood Avenue.

20 Prior to the first occupation of the development hereby permitted, details of an acoustic fence, including height, design and location, to be erected along the side boundary of no. 34 Convent Road, shall be submitted to and approved in writing by the Local Planning Authority. The acoustic fence shall be erected prior to the first occupation of the development accessed from Convent Road, and shall thereafter be maintained.

GROUND:

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

21 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted, which shall include the trees as identified on the tree replacement plan numbered P20
- the treatment proposed for all hard surfaced areas beyond the limits of the highway, which shall be permeable, and include a bound surface for the first 5m of each access from the edge of the highway
- walls, fences, other means of enclosure proposed
- ecological enhancements and mitigation as recommended within section 5.0 of the 'Bat emergence and dawn re-entry surveys' dated June 2016,
- details of the boundary treatment to be provided along the southern boundary of the site, adjacent to the Grade II Listed buildings

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

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 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

23 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately

owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

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

24 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.

25 Prior to the commencement of the development hereby approved details and 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

26 All new window and door openings shall be set in a reveal not less than 100mm

GROUND:

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

27 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

GROUND:

To safeguard the special character and appearance of the area on the boundary of a Conservation Area in accordance with the NPPF.

28 No further alterations to the building, or the erection of garden buildings, whether approved by Classes A, B, C, 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 to units 1-4 or 20-24, without the prior permission in writing of the Local Planning Authority.

GROUND:

To safeguard the living conditions of neighbouring occupiers, in accordance with Policy D1 of the Thanet Local Plan.

29 The first floor windows to be provided within the rear elevation of unit 24 hereby permitted shall be obscure glazed (level 4 or above) and non-opening below a height of 1.7m from internal finished floor level. The obscure glazing shall thereafter be maintained.

GROUND:

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

30 Prior to the first occupation of units 25-26, an obscure glazed privacy screen (level 4) of no less than 1.8m in height shall be erected along both sides of the first floor balcony within the southern boundary. The privacy screens shall thereafter be maintained.

GROUND:

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

31 The development as approved shall provide at least 15% of units as lifetime homes and wheelchair housing, with details of the location of the units to be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To meet a range of community needs, in accordance with Policy H8 of the Thanet Local Plan.

32 Prior to the commencement of the affordable housing units as identified on the submitted plans, details of the tenure of the affordable housing, which shall include shared ownership and rented, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as agreed.

GROUND:

To address affordable housing need, in accordance with Policy H14 of the Thanet Local Plan.”

Following debate, the motion was withdrawn.

Then, it was proposed by the Chairman and seconded by the Vice Chairman:

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

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

Meeting concluded : 8.20pm