

## Planning Committee

### Minutes of the meeting held on 15 March 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, Edwards, J Fairbrass, Fenner, K Gregory, R Potts, Taylor and Tomlinson

**In**

**Attendance:** Councillors: Bayford, L. Fairbrass, Game and Matterface.

#### 151. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Howes and Councillor Partington for whom Councillor Keith Coleman-Cooke.

#### 152. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### 153. **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 15 February 2017 be approved and signed by the Chairman.

#### 154. **SITE VISITS**

#### 155. **F/TH/16/0924 - LAND FORMERLY USED AS CLUB UNION CONVALESCENT HOME READING STREET**

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

Speaking under council procedure rule 20.1 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.

33 The land between the properties known as "Rosemary" and "Fairlight", shall not be used for purposes of either vehicular or pedestrian access to Reading Street.

GROUND:

In the interest of highway safety, and to protect the amenities of the occupiers of "Rosemary" and "Fairlight" in accordance with Thanet Local Plan Policy D1."

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

Then, it was proposed by Councillor Fenner and seconded by Councillor Buckley:

"That the application be REFUSED for the following reasons:

"The applicant has failed to enter into a legal agreement to secure 30% affordable housing, and the delivery of the necessary planning obligations required in order to mitigate the impacts of the proposed development on the local infrastructure and make the development acceptable in all other

respects. The application is therefore contrary to Policies CF2, H14 and SR5 of the Thanet Local Plan and the National Planning Policy Framework.”

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

156. **SCHEDULE OF PLANNING APPLICATIONS**

157. **A01 - F/TH/16/1109 - LAND ON THE EAST SIDE OF LEICESTER AVENUE, MARGATE**

PROPOSAL: Erection of 3-storey building containing 5No self-contained flats with associated parking and landscaping

Speaking in favour of the application was Mr Hooper.

Speaking raising points of concern was Ms Mavaddat.

Speaking as ward councillor was Councillor Game.

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 883/01 D, 883/02 C, 883/03 B, 883/04 E, 883/05 F received 3 February 2017.

**GROUND:**

To secure the proper development of the area.

- 3 Prior to the first use of the car parking area to the rear of the development hereby approved, a 2 metre high acoustic fence shall be erected along the northern, southern and eastern boundary of the site where adjacent to the parking area as shown on drawing numbered 883/01 D received 3 February 2017. In addition, laurel hedging shall be provided at a maximum height of 2.5 metres along the rear boundary. The acoustic fencing and hedging shall thereafter be maintained.

**GROUND:**

To ensure that the development does not cause an unacceptable impact on the neighbouring property in terms of noise and disturbance, in accordance with Thanet Local Plan Policy D1 and the National Planning Policy Framework.

- 4 Prior to the first occupation of the flats hereby approved 1.8 metre high obscure glazed privacy screens shall be provided to the balcony side returns as shown on drawings numbered 883/04 E and 883/05 F received 3 February 2017. The privacy screening shall be thereafter maintained.

**GROUND:**

To safeguard the living conditions of the occupiers of adjacent properties, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

- 5 Prior to any works commencing on site (including vegetation clearance) a precautionary reptile mitigation strategy shall be submitted to Thanet District Council for approval. The strategy must be written by an experienced ecologist and provide details on the following:

- o vegetation clearance methodology
- o Time of year the works will be carried out
- o Details of where any reptiles will be translocated
- o Details of how the retained habitat will be managed

The works must be implemented as detailed within the precautionary mitigation strategy as approved.

**GROUND:**

In order to safeguard protected species that may be present.

- 6 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.

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

**GROUND:**

In the interests of highway safety.

- 8 Prior to the first occupation of the flats hereby approved, the cycle parking facilities and external amenity areas to the rear, as shown on the approved plans shall be provided and thereafter maintained.

**GROUND:**

In the interests of highway safety.

- 9 Prior to the first occupation of the flats 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 (to include boundary treatment to a minimum height of 1 metre to be erected around the communal amenity areas to the rear)

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, D2 and SR5 of the Thanet Local Plan

- 10 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 the flats 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

- 11 Prior to the first occupation of the flats hereby approved the refuse storage facilities and clothes drying facilities as specified upon the approved drawing numbered 883/01 D and received 3 February 2017 shall be provided and 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.

- 12 Details of the design and materials to be used for the security gates, shown on the approved drawing numbered 883/04 E received 3 February 2017, shall be submitted to and approved in writing by the Local 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 permitted development and thereafter maintained.

**GROUND:**

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

Following debate, the motion was declared CARRIED.

**158. A02 - F/TH/16/1047 - LAND AT JUNCTION OF SOWELL STREET, BROADSTAIRS**

PROPOSAL: Erection of 2No. detached 4-bed houses with parking and access onto Sowell Street

Speaking in favour of the application was Mr Elvidge.

Speaking raising points of concern was Mr Gilham.

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 development hereby approved shall be carried out in accordance with the submitted drawings;  
16/159/MG/PL01 (received 15/12/16)  
16/159/MG/PL02 Rev B (received 15/12/16)  
16/159/MG/PL03 Rev A (received 15/12/16)  
16/159/MG/PL04 Rev A (received 15/12/16)  
16/159/MG/PL05 Rev F (received 23/01/17)  
16/159/MG/PL06 Rev D (received 24/02/17)  
16/159/MG/PL07 Rev B (received 23/01/17)

**GROUND:**

To secure the proper development of the area.

- 3 Prior to the first occupation of the development hereby permitted the proposed new vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 16/159/MG/PL07 Rev B). Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

**GROUND:**

To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

- 4 Prior to the first occupation of the development 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 0.9 metres above the level of the adjacent highway carriageway.

**GROUND:**

In the interests of highway safety.

- 5 Prior to the first occupation of the development hereby permitted the proposed accesses / on-site car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

**GROUND:**

To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 6 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 or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that 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 similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

**GROUND:**

To ensure that the work is carried out within a reasonable period in accordance with the NPPF.”

The motion was put to the vote and declared CARRIED.

**159. A03 - F/TH/16/1709 - GARAGES AT KINGSTON CLOSE, RAMSGATE**

PROPOSAL: Variation of conditions 2 attached to planning permission F/TH/14/0096 for erection of 9 No. dwellings and associated parking following demolition of existing garages to allow for changes to the design, layout and condition timing.

Speaking raising points of concern was Mr Clements.

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 20 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 32 Rev E, 33 Rev D, 34 Rev D, 35 Rev D, 36 Rev D, 37 Rev D, 38 Rev E, received 26 January 2017 and 41 Rev A received 27 January 2017.

**GROUND:**

To secure the proper development of the area.

- 3 Prior to the commencement of development (excluding demolition) hereby permitted, details of the measures to be undertaken to protect the public sewers and water apparatus shall be submitted to, and approved in writing by, the Local Planning Authority.

**GROUND:**

To prevent pollution in accordance with the National Planning Policy Framework.

- 4 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. The area agreed shall thereafter be maintained for that purpose.

**GROUND:**

In the interests of highway safety.

- 5 Prior to the first occupation of the development hereby permitted, the Turning Head shown on drawing number 41 Rev A received 27 November 2016 for the manoeuvring of vehicles shall be brought into use. The area agreed shall thereafter be maintained for that purpose.

**GROUND:**

In the interest of highway safety.

- 6 The proposed development shall be constructed with Ibstock Lansdown Multi Gold Bricks, and Ibstock Leicester Red Bricks for detail, Through colour render smooth finish BS4800: 10 C 33 Vanilla, Monier/Redland concrete interlocking roof tiles Landmark Double Pantile Brown Brindle 44 in accordance with the approved samples agreed 19 January 2017.

**GROUND:**

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

- 7 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on the approved plan numbered 38 Rev E and the submitted material details outlined in the 'Kingston Close Development' document received 26 January 2017.

**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.

- 8 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.

- 9 Prior to the first use of the development hereby permitted, a brick boundary wall, no less than 1.8m in height, shall be erected along the northern side boundary of the plot in the north-west corner of the site, adjacent to the pedestrian footpath leading to Conynghan Close, and the eastern boundary of the site adjacent to the end of Lancaster Close and forming the side boundary of the plot in the south-east corner of the site. Details of the wall shall be submitted to and approved in writing by the Local Planning Authority, and the walls shall be erected in accordance with the approved details.

**GROUND:**

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

The motion was put to the vote and declared CARRIED.

**160. A04 - L/TH/17/0135 - 54A TRINITY SQUARE, MARGATE**

PROPOSAL: Application for Listed Building Consent for replacement railings to front

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

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

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

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

**GROUND:**

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

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered PL.501 Rev B and dated 13 February 2017

**GROUND:**

To secure the proper development of the area.”

**161. A05 - F/TH/16/1716 - GARAGE BLOCK BETWEEN 108 AND 110 CLEMENTS ROAD, RAMSGATE**

PROPOSAL: Erection of 1no. 2 bedroom detached house and 1no. 1 bedroom detached bungalow

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

“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 25 Rev D (received 27/01/17), 23 Rev C (received 27/01/17), 24 Rev B (received 16/12/16)

**GROUND:**

To secure the proper development of the area.

- 3 The area shown on drawing number 25 Rev D, received on 27/01/17 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.”

**162. R06 F/TH/16/1271 - FORMER ST MARY MAGDALENE CHURCH, WOODCHURCH ROAD, BIRCHINGTON**

The item was withdrawn.

**163. D07 - F/TH/16/1645 - CAMBAY LODGE 91 KINGSGATE AVENUE, BROADSTAIRS**

PROPOSAL: Variation of condition 2 of planning permission F/TH/15/0142 for erection of 3-storey building containing 10no. self-contained flats following demolition of existing building, with formation of parking area to rear to allow for alterations to the layout and design, creation of additional balconies at second floor level to the rear and side elevations, alterations to windows and alterations to parking area.

Speaking as ward councillor was Councillor Bayford.

It was proposed by the Chairman and seconded by 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 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 17th June 2018.

**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 22034A/200 Rev C, 22034C/100 Rev E and 22034C/101 Rev F, received 9 January 2017, drawings numbered 22034C/150 Rev C and 22034C/151 Rev C, received 10 January 2017, and drawing numbered 22034A/015, received 11 June 2015.

**GROUND:**

To secure the proper development of the area.

- 3 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 and flooding in accordance with guidance within the National Planning Policy Framework.

- 4 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. The area agreed shall thereafter be maintained for that purpose.

**GROUND:**

In the interests of highway safety.

- 5 Prior to the first use of the car parking area to the rear of the development hereby approved, an acoustic fence shall be erected along the north-west boundary of the site and thereafter maintained, in accordance with specification and details to be submitted to and approved in writing by the Local Planning Authority. The details shall include a section through the car park and neighbouring property Clairville, showing the level of the carpark, the fence and the ground level of Clairville.

**GROUND:**

To ensure that the development does not cause an unacceptable impact on the neighbouring property in terms of noise and disturbance, in accordance with Thanet Local Plan Policy D1 and the National Planning Policy Framework.

- 6 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing number 22034C/200 Rev C received 1 December 2016 shall be provided and thereafter maintained.

**GROUND:**

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

- 7 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
- 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.

- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

**GROUND:**

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

- 9 The refuse storage facilities as specified upon the approved drawing numbered 22034C/200 Rev C received 1 December 2016 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 Prior to the commencement of the development hereby approved, samples of the brick and timber cladding 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.

- 11 Prior to the first occupation of any of the residential units hereby approved, details of the obscure glazed screens at first and second floor level shown on drawings numbered 22034C/100 Rev E and 22034C/101 Rev F received 9 January 2017, including the height and level of obscurity, 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 and thereafter maintained.

**GROUND:**

To protect the privacy of neighbouring property occupiers, in accordance with Thanet Local Plan Policy D1.

- 12 The first floor and second floor windows in the south-west and north-east facing side elevations of the building hereby approved shall be provided and maintained with obscure glass and be non-opening below 1.7metres above finished floor level.

**GROUND:**

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

- 13 Prior to the commencement of development hereby approved, precise details of glazed ballustrading to all of the balconies, including manufacturers details, type of glazing and design of hand rail, shall be submitted to and approved in writing by the Local Planning Authority. The development should be carried out in accordance with the details as approved.

**GROUND:**

In the interests of visual amenity, in accordance with Thanet Local Plan Policies D1 and D7.

- 14 Prior to the commencement of the development hereby approved a 1m<sup>2</sup> sample of metal panelling to show the type, texture, fixing and colour, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried in accordance with the approved sample.

**GROUND:**

In the interests of the visual amenities of the area, in accordance with Thanet Local Plan Policy D1 and D7.

- 15 No external meter cupboards, vents, flues or extract grilles or overhead supply cables shall be installed on the principle elevation of the building hereby approved.

**GROUND:**

In the interests of visual amenity in accordance with Policy D1 and D7 of the Thanet Local Plan.

- 16 Prior to the first occupation of the development hereby permitted precise details of clothes drying facilities for each unit shall be submitted to and approved in writing by

the Local Planning Authority. Such details as are agreed shall be fully implemented in accordance with the approved details and thereafter be maintained as specified.

**GROUND:**

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

- 17 Prior to the first occupation of any of the residential units hereby approved, the 1.8metre boundary wall shown on drawing numbered 22034A/015 received 11 June 2015, shall be erected and completed in accordance with the approved details.

**GROUND:**

To ensure that the development does not cause an unacceptable impact on the neighbouring property in terms of noise and disturbance, in accordance with Thanet Local Plan Policy D1 and the National Planning Policy Framework.

- 18 Prior to the first occupation of all first and second floor flats hereby permitted 1.8 metre high privacy screens shall be erected along the sides of all balconies. The screens shall be erected and maintained in accordance with the details as approved as shown on the submitted plans annotated with details of the materials and design of the screening to be submitted to and approved in writing by the Local Planning Authority.

**GROUND:**

To protect the privacy of neighbouring property occupiers and to prevent overlooking, in accordance with Thanet Local Plan Policy D1.”

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

Then, it was proposed by Councillor Jaye-Jones and seconded by Councillor J Fairbrass:

“That the application be REFUSED for the following reasons:

The proposed development, by virtue of its width, and proximity to the boundary would not allow for an adequate level of separation between buildings, and would appear cramped, out of keeping with and detrimental to the established spacious character of the locality as an area of High Townscape Value, contrary to Thanet Local Plan policies D1 and D7 and paragraphs 17, 58, 60 and 64 of the National Planning Policy Framework.”

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

Meeting concluded : 8.40pm