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Planning Committee

Minutes of the meeting held on 20 September 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Bob Grove (Chairman); Councillors J Fairbrass, Ashbee, Buckley, K Coleman-Cooke, Connor, Edwards, Fenner, Partington, L Piper, D Saunders, Taylor, Tomlinson and S Piper

In Attendance: Councillors Johnston, Hillman, M Saunders, Jaye-Jones, Crow-Brown and L Fairbrass.

224. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Bambridge and Councillor Rusiecki for whom Councillor S Piper was present.

225. DECLARATIONS OF INTEREST

There were no declarations of interest.

226. MINUTES OF PREVIOUS MEETING

It was proposed by the Vice Chairman, seconded by Councillor Tomlinson and AGREED that the minutes of the Planning Committee held on 16 August 2017 be approved and signed by the Chairman subject to it being noted that the following conditions should have been included in minute no. 223 relating to D03- Land Adjacent to Salmestone Grange, Nash Road, Margate:

21 No development shall take place until a highways work phasing plan, outlining the point at which each mitigation element outlined in condition 22 and the new link road through the site and associated access points will be completed and operational, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed phasing plan.

GROUND:

In the interests of highway safety and traffic flow, in accordance with Thanet Local Plan Policy TR16.

22 No development shall take place until full final details of the proposed highways works have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include:

- o Closure and reconfiguration of the signalised junction at Hartsdown Road, Shottendane Road and Nash Road.
- o Reconfiguration of Manston Road/Shottendane Road junction.
- o Revised access arrangements at the St Gregory's school access on Manston Road.

o The provision of an informal crossing point and cycle connections close to the new priority junction.

All submitted details shall substantially accord with the geometrical layout as those submitted in the plans numbered 14-011-002B and 14-011-007B received 24th May 2017. These works shall be implemented and operational in accordance with the timings within the Highways work phasing plan in condition.

GROUND:

In the interests of highway safety and traffic flow, in accordance with Thanet Local Plan Policy TR16.

23 No development shall take place until a detailed sustainable surface water drainage scheme for the site based on the Flood Risk Assessment By Herrington Consulting Limited (dated December 2016) and sustainable drainage principles, to include, but not necessarily be limited to, the method of surface water disposal and a timetable for the implementation and a maintenance and management plan for the lifetime of the development, has been submitted to, and approved in writing by, the Local Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of through infiltration features located with the curtilage of the site alone.

Where infiltration is to be used to manage the surface water from the development, it will only be allowed within those parts of the site where it has been demonstrated to the Local Planning Authority that there is no resultant unacceptable risk to controlled waters.

All surface water drainage from parking areas shall be passed through an interceptor designed and constructed to have a capacity and details compatible with the site being drained.

The management and maintenance plan 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.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

GROUND:

To ensure that the principle of sustainable drainage are incorporated into this process, to ensure ongoing efficiency of the drainage provisions and to protect vulnerable groundwater resources and human health from pollution in accordance with the National Planning Policy Framework.

24 No development shall take place until a scheme for sewerage disposal from the development has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of any additional infrastructure required to mitigate the additional flows created by this development. The development shall be constructed and thereafter maintained in accordance with the approved details.

GROUND:

To prevent pollution in accordance with Thanet Local Plan Policy EP13 and guidance contained within the National Planning Policy Framework.

25 No development shall take place on the development until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period, and shall provide details of:

- a. the parking of vehicles of site operatives and visitors.
- b. construction vehicle loading/unloading, turning facilities and access routes/arrangements.
- c. loading and unloading of plant and materials.
- d. storage of plant and materials used in constructing the development.
- e. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- f. wheel washing facilities and their use.
- g. measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from construction works.
- h. a Construction Environment Management Plan, including details of operational construction time, enclosures for noise emitting equipment, dust and waste management policy and construction site noise management including siting of stationary noisy or vibrating plant equipment.

GROUND:

To ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance within National Planning Policy Framework paragraph 109 and in the interests of highway safety

26 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.

27 Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The development shall be implemented in accordance with the approved scheme and thereafter maintained as agreed.

GROUND:

In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF and saved policy D1 of the Local Plan.

28 Prior to the first occupation of any of the units hereby approved the following works between a dwelling and the adopted highway shall be completed:

- a) Footways and/or footpath, with the exception of the wearing course;
- b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

In the interests of highway safety.

29 The access to Nash Road and priority shift on Manston Road/Shottendane Road as indicated on plans numbered 14-011-002B and 14-011-007B received 24th May 2017 and new access roundabout and the link road connection through the site must be completed and fully operational prior to the closure of Nash Road at the junction of Hartsdown Road, Shottendane Road and Nash Road.

GROUND:

In the interests of highway safety and traffic flow, in accordance with Thanet Local Plan Policy TR16.

30 No less than 70% of the total number of dwellings constructed pursuant to this planning permission shall be dwellings of two or more bedrooms.

GROUND:

To ensure the provision of a mix of house sizes and types to meet a range of community needs, in accordance with Policy H8 of the Thanet Local Plan.

31 All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

GROUND:

To serve the future occupants of the development in accordance with the guidance within the National Planning Policy Framework.

32 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

33 The development hereby approved shall incorporate bound surface materials for the first 5 metres of any access from the edge of the highway.

GROUND:

In the interests of highway safety.

34 The gradient of any access shall be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.

GROUND:

In the interests of highway safety

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. Information about how to clarify the highway boundary can be found at <http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Thanet District Council is committed to reducing crime and the fear of crime through design. We strongly advise the applicant to contact external bodies such as Kent Police Crime Prevention Design Advisors (CPDAs) to ensure that a comprehensive approach is taken to Crime Prevention and Community Safety before making any reserved matters application for the development.

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

It is the responsibility of developers to have the appropriate waste storage facilities and containers in place prior to the properties being occupied. For more information, please contact Waste and Recycling on 01843 577115, or visit our website <http://thanet.gov.uk/your-services/recycling/waste-and-recycling-storage-at-new-developments/new-developments/>

No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of the construction works.

All existing infrastructure, including protective coatings and cathodic protection should be protected during the course of construction works. No excavation, mounding or tree planting should be carried out within 6m, 5m and 4m of existing 18 inch, 15 inch and 3 inch water distribution main respectively without written consent from Southern Water.

The applicant shall use best endeavours to achieve speed restrictions on Nash Road when approaching the site from the east and waiting restrictions within the new turning head at the end of Nash Road through separate highways consents with Kent County Council.

227. F/TH/17/0592 - 97 KINGSGATE AVENUE, BROADSTAIRS

PROPOSAL: Change of use of existing single dwellinghouse into 2no. 3 bedroom and 1no. 4 bedroom terrace houses with erection of single storey ground floor extension to side elevation, alterations to fenestration, installation of balcony at second floor level to front elevation, raised rooflights to main roof and new vehicular access onto Kingsgate Avenue

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

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

‘That the application be REFUSED the following reason:

The proposed development, by virtue of the type and size of the dwellings would result in an incongruous development within the street scene, failing to complement and respect the layout and form of individual dwellings in the Area of High Townscape Value, detrimental to the special established local character of Kingsgate Avenue, contrary to saved Thanet Local Plan Policies D1 & D7 and Paragraphs 17, 56, 58 & 64 of the National Planning Policy Framework.”

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

228. SCHEDULE OF PLANNING APPLICATIONS

229. A01 - F/TH/17/0770 - LAND WEST OF FARLEY ROAD, MARGATE

PROPOSAL: Retrospective application for excavation works to level site and create vehicular access onto Farley Road

Speaking in favour of the application was Mr Brown.

Speaking raising points of concern was Mr Cooper.

Also speaking raising points of concern was Mrs Ruck.

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 Within six weeks from the date of this decision, the reptile exclusion fencing to the southern boundary of the site shall be replaced or repaired, with details of the repair works or the replacement fence (which shall include height, design, materials and exact location) to be first submitted to and approved in writing by the Local Planning Authority. The repaired/replacement fence shall be installed in accordance with the approved details.

GROUND:

To safeguard protected species, in accordance with the NPPF.”

Further to debate, the Chairman withdrew the motion and this was seconded by the Vice Chairman.

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.

230. A02 - F/TH/17/0986 - LAND ADJACENT 1 ALBERT ROAD, BROADSTAIRS

PROPOSAL: Erection of 2No. two storey 4-bed dwellings

Speaking raising points of concern was Mr Wade.

Speaking as ward councillor was Councillor Matterface. Then, Councillor Matterface left the Chamber.

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

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

‘That the application be APPROVED subject to the following conditions

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 17.1116.AE.P01 Revision C (received 17/08/17), 17.1116.AE.P02 Revision D (17/08/17), 17.1116.AE.P03 Revision C (received 17/08/17), 17.1116.AE.P04 Revision C (received 17/08/17), 17.1116.AE.P05 Revision B (17/08/17) and 17.1116.AE.P06 (received 23/08/17).

GROUND:

To secure the proper development of the area.

3 No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

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

4 Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

5 No further roof alterations whether approved by the Town and Country Planning (General Permitted Development) (England) Order 2015 Class B or C of Part 1 Schedule 2 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

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

6 Prior to the first occupation of the hereby approved visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

7 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

8 No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

GROUND:

To ensure that there is a satisfactory means of drainage in accordance with the NPPF.”

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

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

“That the application be refused for the following reasons:

“The proposed two dwellings, by virtue of their design, prominent siting and proximity to and relationship with the adjoining properties in Albert Road, would result in the loss of openness between dwellings, comprising a cramped and congested form of development, that would appear out of character with the pattern of development in the locality and incongruous within the street scene, to the detriment of the visual amenities of the area, contrary to Thanet Local Plan Policies D1 and SR11 and paragraphs 57 and 58 of the National Planning Policy Framework.”

The proposed development by virtue of its height, siting and proximity to numbers 52, 54 and 56 Whitfield Avenue would result in a dominant form of development that would have an unacceptable overbearing sense of enclosure to neighbouring properties, significantly harmful to the living conditions of the existing and future occupiers of those properties, contrary to policy D1 of the Thanet Local Plan and paragraph 17 of the National Planning Policy Framework.”

231. A03 - F/TH/17/1138 - LAND REAR OF WALTERS HALL OAST, MONKTON STREET, MONKTON

PROPOSAL: Erection of a three storey dwelling and garage with associated parking and access

It was proposed by Councillor S Piper, 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:

OV/DB/CL/05 Rev A (received 23/08/17)

OV/DB/CL/01 Rev A (received 23/08/17)

OV/DB/CL/02

OV/DB/CL/03

OV/DB/CL/04

GROUND:

To secure the proper development of the area.

3 No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

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

4 No development or other operations shall commence on site until the existing hedgerows to be retained along the north, east and southern site boundaries have been protected in accordance with a scheme that has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained hedge before any equipment, machinery, or materials are brought onto the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition. The hedgerows shall thereafter be maintained at a height of not less than 2m above ground level.

GROUND:

To ensure that existing hedgerows are properly protected in accordance with the NPPF and policy D2 of the Local Plan.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or other openings shall be inserted in the north west elevation of the dwelling and garage hereby approved without the prior written permission of the Local Planning Authority.

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.”

232. A04 - FH/TH/17/0743 - 30 KENT ROAD, MARGATE

PROPOSAL: Erection of outbuilding

Speaking raising points of concern was Mr Mundy.

Speaking as ward councillor was Councillor Hillman.

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 elevations received 26 June 2017 and block plan received, 08 August 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the first use of the outbuilding hereby permitted a 2m fence shall be erected on the boundary between number 30 and 32 Kent Road as indicated on the submitted plan received 08 August 2017.

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.”

Further to debate, the motion was withdrawn by the Chairman and this was seconded by the Vice Chairman.

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

“That the decision be deferred and brought back to Committee after the enforcement investigation by the Council relating to the change in levels of the rear garden has been completed”.

233. A05 - F/TH/17/0780 - LAND ADJACENT TO 2 THE RIDINGS, MARGATE

PROPOSAL: Variation of condition 2 attached to Planning Permission F/TH/14/0427 for the erection of 1No. two storey detached dwelling with attached garage to allow for a single storey side extension together with alterations to internal layout and front elevation

It was proposed by Councillor S Piper, 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 proposed development shall be carried out in accordance with the amended plan titled 'Detailed Plans of a New Build Chalet Bungalow' received by the Local Planning Authority on 31st July 2017.

GROUND:

To secure the proper development of the area.

2 Prior to the first occupation of the dwelling hereby permitted visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

3 The proposed development shall be carried out in accordance with the written programme and specification of the archaeological watching brief submitted to the Local Planning Authority on 15th October 2014 and approved in writing. A full report must be submitted to the Local Planning Authority on completion of the development.

GROUND:

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

4 Prior to the first occupation of the dwelling hereby permitted the area shown on the submitted plan as vehicle parking spaces and turning areas, shall be provided and kept available for such use at all times.

GROUND:

In the interests of highway safety and in pursuance of policy D1 of the Thanet Local Plan.

5 The reveals to the window and door openings in the dwelling hereby approved shall not be less than 100mm within the front elevation.

GROUND:

To secure a satisfactory external treatment in accordance with advice contained within the NPPF.

6 The development hereby approved shall incorporate a bound surface materials for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the dwelling hereby approved, the soakaways identified on the site plan submitted to the Local Plannign Authority on 16th October 2014 and linear drainage to the paved driveway area shall be installed and thereafter maintained.

GROUND:

To prevent pollution and surface water discharge onto the highway, in accordance with the advice contained within the NPPF.

8 The development hereby approved shall be constructed in Selbourne Multi Mixture stock bricks and Redland 50 Double Roman Breckland Brown 52 roof tiles in accordance with the details submitted to and approved in writing by the Local Planning Authority on 17th November 2014.

GROUND:

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

9 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:-

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.

10 All hard and soft landscape works shall be carried out in accordance with the approved details, namely the Landscaping Plan submitted on 16th October 2014 and paving type Brett Radial Autumn Mix. 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”

234. A06 - L/TH/17/1003 - WATERSIDE STABLES, ROWENA ROAD, WESTGATE-ON-SEA

PROPOSAL: Application for listed building consent for repair works to roof, chimney and weather vane, together with change of colour to exterior paintwork.

It was proposed by Councillor S Piper, 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 schedule of work as identified within the heritage, design and access statement received 12 July 2017.

GROUND:

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

3 Any missing tiles to the south roof slope shall be replaced with reclaimed tiles to match the existing property, in accordance with the sample roof tile received 12 July 2017.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the National Planning Policy Framework.

4 The chimney shall be repointed in lime mortar, with no addition of Portland cement, in accordance with the submitted Heritage, Design and Access Statement, received 12 July 2017.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the National Planning Policy Framework.

5 The application of colour to the Dovecote, window frames and surrounds shall be Farrow and Ball Dix Blue Full Gloss, in accordance with the submitted Heritage, Design and Access Statement received 12 July 2017.

GROUND:

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

235. A07 - L/TH/17/1033 - EAST CROSSWALL, RAMSGATE

PROPOSAL: Application for listed building consent for the erection of 2No. pitched roof plant buildings either side of the dock gate and removal of existing redundant structures

It was proposed by Councillor S Piper, 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 drawing numbered 17-245-02 received 13 July 2017 and the submitted drawing 3601_500 received 01 August 2017.

GROUND:

To secure the proper development of the area.

3 The proposed plant buildings shall be finished in vertical cedar cladding to the elevations and metal standing seam to the roof, coloured slate grey to match the existing harbour office building to the south west, in accordance with the approved plan numbered 17-245-02 received 13 July 2017 and the correspondence received from the applicant dated 24 August 2017.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the National Planning Policy Framework.”

236. A08 - L/TH/17/0836 - DREAMLAND CINEMA, DREAMLAND LEISURE COMPLEX, MARINE TERRACE

PROPOSAL: Application for Listed Building Consent for internal alterations to bingo hall together with refurbishment works

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 17.01.03 Rev P0 and 17.01.04 Rev P0 received 7 June 2017.

GROUND:

To secure the proper development of the area.”

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

237. **A09 - L/TH/17/0832 - DREAMLAND CINEMA, DREAMLAND LEISURE COMPLEX, MARINE TERRACE**

PROPOSAL: Application for Listed Building consent for the erection of folding metal gates to cinema main entrance for a temporary period of three years

It was proposed by Councillor S Piper, 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 At the expiration of a period ending on the 20th September 2020; unless further permission has been granted, the gate hereby approved shall be removed and the building restored to its former condition in accordance with a scheme of work to be submitted to, and approved in writing by the Local Planning Authority.

GROUND:

In view of the temporary nature of the proposal and paragraphs 131 and 132 of the NPPF.

2 The development hereby approved shall be carried out in accordance with the submitted drawings, unnumbered plans received on the 6 and 26 June 2017

GROUND:

To secure the proper development of the area.”

238. **A10 - F/TH/17/0833 - DREAMLAND CINEMA, DREAMLAND LEISURE COMPLEX, MARINE TERRACE, MARGATE**

PROPOSAL: Erection of folding gates to main cinema entrance for a temporary period of three years

It was proposed by Councillor S Piper, 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 At the expiration of a period ending on 20th September 2020, unless further permission has been granted, the gate hereby approved and the building restored to its former condition in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

GROUND:

In view of the temporary nature of the proposal.

2 The development hereby approved shall be carried out in accordance with the submitted drawings, unnumbered plans received on the 6 and 26 June 2017

GROUND:

To secure the proper development of the area.”

239. **R11 - F/TH/17/0525 - LAND AND BUILDINGS AT 10 TO 14 BELGRAVE ROAD, MARGATE**

PROPOSAL: Demolition of buildings 10-14 Belgrave Road and part demolition of building to rear together with the erection of 2m high Palisade fencing

Speaking in favour of the application was Mr Tunstall.

Speaking raising points of concern was Mr Brown.

Speaking as ward councillor was Councillor Johnston.

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

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

‘That the application be REFUSED for the following reason:

1 The proposed works, by virtue of the loss of buildings without providing an appropriate redevelopment scheme for the site would fail to preserve or enhance the character or appearance of the designated conservation area without providing any material public benefit to outweigh the visual harm from the creation of a gap within the conservation area contrary to the provisions of paragraphs 56, 64, 131, 132, 134, 136 and 137 of the National Planning Policy Framework.”

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

Then, it was proposed by Councillor Tomlinson and seconded by Councillor Ashbee that:

“That the application be APPROVED for the following reasons:

‘There would be no substantial harm to character and appearance of the conservation area, and any harm is outweighed by the public benefits of the demolition.”

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

240. **R12 - F/TH/17/0884 - 55 ATHELSTAN ROAD AND 65 NORTHDOWN ROAD, MARGATE**

PROPOSAL: Retrospective change of use from taxi office (sui generis) and retail (A1) to escape rooms (D2) and retention of external alterations for a temporary period of two and a half years.

Speaking in favour of the application was Mr Hunt.

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

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

‘That the application be REFUSED for the following reason:

1 The proposal, by virtue of the unsympathetic and poor quality external alterations to the prominently located building, results in significant harm to the character and appearance of the designated conservation area, which is not outweighed by the public benefits of the proposal, contrary to saved policy D1 of the Thanet Local Plan and paragraphs 56, 64, 131, 132, 134 and 137 of the NPPF.”

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

Then it was proposed by Councillor Tomlinson and seconded by Councillor Buckley:

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

‘1. At the expiration of a period ending on 20th March 2020 unless further permission has been granted, the use of the properties as Escape Rooms shall cease together with any associated development and the buildings restored to its former condition in accordance with a scheme of work to be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In view of the temporary nature of the proposal.

2. Prior to the 20th September 2019 details of the proposed shopfront restoration for no. 55 Athelstan Road, Margate shall be submitted to, and agreed in writing by, the Local Planning Authority. The shopfront shall be restored in accordance with the details approved within two months of that approval and shall thereafter be permanently retained.

GROUND:

In the interests of preserving and enhancing the special character and appearance of the application site's conservation area setting in accordance with saved policy D1 of the Thanet Local Plan and paragraphs 56, 64, 131, 132, 134 and 137 of the NPPF.”

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

(a) **D13 - OL/TH/16/1715 - Land South Of Manston Road Adjacent To The Beacon (Former Car Storage Site) Manston Road, Ramsgate**

PROPOSAL: Outline application for 48 dwellings including access with all other matters reserved

Speaking in favour of the application was Mr Wallis.

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

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

‘That the application be DEFERRED AND DELEGATED to the Director of Community Services to approve subject to receipt of a legal agreement securing the agreed planning obligations and the following safeguarding conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 Prior to works commencing on site (including vegetation clearance) a detailed mitigation strategy must be submitted to, and approved in writing by, the Local Planning Authority. The mitigation strategy must include the following:

- a) Map detailing location of receptor site
- b) Details of ecological enhancements to increase carrying capacity
- c) Timetable of the proposed works.
- d) Reptile Translocation methodology
- e) Long term management plan

Works shall be carried out in accordance with the approved details.

GROUND:

To safeguard protected species, in accordance with the NPPF.

6 Prior to the installation of any external lighting, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to consent from the Local Planning Authority.

GROUND:

To safeguard protected species, in accordance with the NPPF.

7 Prior to the first submission of any reserved matters application, an Emissions Mitigation Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Emissions Mitigation Assessment should include a damage cost assessment that uses the DEFRA emissions factor toolkit and should include details of mitigation to be included in the development which will reduce the emissions from the development during construction and when in operation. Any agreed on-site mitigation should be included in any relevant reserved matters submission. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect air quality, in accordance with the NPPF.

8 Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from adjoining commercial related noise sources and shall be made in accordance with BS4142 2014: Method for rating and assessing industrial and commercial sound. The results of the assessment and details of a scheme of acoustic protection shall be submitted and approved in writing by the Local Planning Authority. The scheme must demonstrate that the internal noise levels within the residential units will conform to the indoor ambient noise levels for dwellings identified by BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect the living conditions of the future occupiers of the development, in accordance with the NPPF.

9 Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from transport related sources and shall be made in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect the living conditions of the future occupiers of the development, in accordance with the NPPF.

10 No development shall take place until details of the means of foul disposal have been 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 NPPF.

11 No development shall take place until details of the measures which will be undertaken to divert the public sewers have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

To protect drainage apparatus, in accordance with the NPPF.

12 No development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of through infiltration features located within the curtilage of the site alone.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions, in accordance with the NPPF.

13 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 and to ensure ongoing efficiency of the drainage provisions, in accordance with the NPPF.

14 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority (in consultation with the Environment Agency); this 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 protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

15 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, in accordance with the NPPF.

16 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

17 Piling or any other foundation designs / investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that

there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

GROUND:

To prevent pollution of the underlying chalk Principal Aquifer in line with the sustainable development aims of the NPPF.

18 Details to be submitted in pursuant of Condition 1 above shall include the location and size of the affordable housing units.

GROUND:

To ensure that the required level and type of affordable housing is provided in accordance with Policy H14 of the Thanet Local Plan.

19 Prior to the commencement of development hereby permitted, a Construction Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Construction Management Plan shall include the following:

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage

Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of highway safety.

20 The details to be submitted in pursuant of condition 1 above shall show a pedestrian footway extending the length of the northern boundary of the site adjacent to Manston Road, and its connection with the existing footpath to the eastern boundary of the site.

GROUND:

In the interests of highway safety and pedestrian movement.

21 The details to be submitted pursuant to condition 1 above shall show visibility splays measuring 2.4 metres x 43 metres to the west of the private road/Manston Road junction, with no obstructions over 1 metre above carriageway level within the splay. The visibility splay shall thereafter be maintained.

GROUND:

In the interests of highway safety.

22 Details pursuant to condition 1 shall identify a minimum of 15% of housing to lifetime home and wheelchair standards and include the specification of such dwellings.

GROUND:

To meet the housing needs of the community in accordance with Policy H8 of the Thanet Local Plan 2006.

23 All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

GROUND:

To serve the future occupants of the development in accordance with the guidance within the National Planning Policy Framework.

24 Details pursuant to condition 1 shall show the provision of 1 Electric Vehicle Charging Points per residential property with dedicated parking, and 1 in 10 of all allocated parking, which shall be installed to the specification within Thanet Air Quality Technical Planning Guidance 2016.

GROUND:

To promote sustainable forms of transportation and to protect air quality in accordance with Thanet Local Plan Policy EP5 and guidance within the National Planning Policy Framework.

25 The dwellings hereby permitted shall be constructed as to provide a minimum sound attenuation of not less than 20 dB average over the frequency range 100 to 3150 Hz against the external noise from aircraft to which they are likely to be exposed, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To protect the residential amenities of the future occupiers of the development, in accordance with Thanet Local Plan Policies EP7 and EP8.”

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

Meeting concluded : 9.45pm