

MEETING OF THE COUNCIL



Thursday, 9th October, 2008

8.00 pm

**Council Chamber
Thanet District Council
Margate**

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Date: **Date Not Specified**
Our ref:
Ask For: **Eileen Richford**
Direct Dial: **(01843) 577199**
Email: **eileen.richford@thanet.gov.uk**



You are hereby summoned to attend the meeting of the Thanet District Council to be held in Council Chamber, Cecil Street, Margate, Kent the on Thursday, 9 October 2008 at 8.00 pm for the purpose of transacting the business mentioned below.

A handwritten signature in black ink, appearing to read "G. Bach".

Democratic Services Manager

To: The Members of Thanet District Council

AGENDA

Item
No

Subject

1. **DECLARATIONS OF INTEREST**

In accordance with Council Procedure Rule 1.1(x), to receive any declarations of interest from Members.

2. **MINUTES** (Pages 1 - 8)

To approve the Minutes of the meeting of Council held on 24 July 2008, copy attached.

3. **ANNOUNCEMENTS**

To receive any announcements from the Chairman, Leader, Members of the Cabinet or Chief Executive in accordance with Council Procedure Rule 2.1 (iv).

4. **QUESTIONS FROM THE PRESS AND PUBLIC**

To receive questions received from the press or public in accordance with Council Procedure Rule 13.

5. **QUESTIONS FROM MEMBERS OF THE COUNCIL**

To receive questions from Members of the Council in accordance with Council Procedure Rule 14.

- | <u>Item No</u> | <u>Subject</u> |
|----------------|---|
| 6. | <u>NOTICE OF MOTION</u> (Pages 9 - 10)

To receive any Notices of Motion from Members of Council in accordance with Council Procedure Rule 16. Report attached. |
| 7. | <u>CREATION OF RAMSGATE PARISH COUNCIL</u> (Pages 11 - 20)

To consider the report of the Democratic Services and Scrutiny Manager. Report to follow. |
| 8. | <u>PLANNING APPLICATIONS REFERRED FROM PLANNING COMMITTEE</u> (Pages 21 - 54)

(a) Land at Bramwell Court adj Wild Thyme, Bramwell Court, Laundry Road, Minster
Planning Application no: OL/TH/08/0567

(b) Land at Bramwell Court adj Wild Thyme, Bramwell Court, Laundry Road, Minster
Planning Application no: F/TH/08/0577

(c) Plot 1 (former Castlemere Hotel Site), Western Esplanade, Broadstairs.
Planning Application no: RN/TH/08/0800

To consider the reports of the Head of Development Services. |
| 9. | <u>APPOINTMENT OF MONITORING OFFICER</u> (Pages 55 - 58)

To consider the report of the Democratic Services and Scrutiny Manager. |
| 10. | <u>TO SIGN UP TO THE KENT LOCAL AREA AGREEMENT AND DELEGATE AUTHORITY TO AGREE SPECIFIC TARGETS</u> (Pages 59 - 72)

To consider the report of the Corporate Improvement Manager. |
| 11. | <u>ADDITIONAL MEMBERS OF THE STANDARDS COMMITTEE</u> (Pages 73 - 74)

To consider the report of the Democratic Services and Scrutiny Manager. |
| 12. | <u>THE ADDITION OF CANTERBURY TO THE JOINT INDEPENDENT REMUNERATION PANEL</u> (Pages 75 - 78)

To consider the report of the Democratic Services and Scrutiny Manager. |
| 13. | <u>ARLINGTON PLANNING BRIEF - REPORT ON THE RESULTS OF PUBLIC CONSULTATION</u> (Pages 79 - 82)

To consider the report of the Head of Development Services. |

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THANET DISTRICT COUNCIL

Minutes of the Full Council Meeting duly convened and held at the Council Offices, Cecil Street, Margate on 24 July 2008

Present: Councillor J D Kirby (Chairman); Councillors Ms Aldred, Bayford, Broadhurst, Brown, Campbell, Clark, Crotty, Mrs Dark, Day, Ezekiel, Ms Gideon, Goodwin, D Green, E Green, Gregory, Ms Harker, Hart, Hayton, Jarvis, Mrs Johnston, King, Mrs J M Kirby, Latchford, Lawson, Mrs Lodge-Pritchard, McCastree, Moores, Mrs B Nicholson, R Nicholson, Nottingham, Peppiatt, Mrs Pickering, Poole, Mrs Rogers, Mrs Russell, Savage, Scobie, Mrs Sheldrick, B Sullivan, Mrs K Sullivan, Taylor, M Tomlinson, Mrs S Tomlinson, Watt-Ruffell, and Mrs Wiltshire

20 MINUTES

The minutes of the Annual Council meeting held on 8 May 2008 were approved by Council and signed by the Chairman.

21 ANNOUNCEMENTS

Richard Samuel, Chief Executive, thanked Members and Officers for the support and encouragement they had given him whilst he was off work. In particular he thanked Councillor Latchford, the Corporate Directors and the Management Team and Mrs Williams who had kept the Council and the Chief Executive in contact. The Chief Executive also thanked staff for the stream of messages received.

The Chief Executive announced that this meeting of Council would be the last scheduled meeting attended by Paul Moore, Corporate Director and Monitoring Officer as he was leaving Thanet to take up a post at Wandsworth Borough Council. The Chief Executive thanked Paul for his personal leadership in the improvement of IT services to customers, performance management and support to the Standards Committee and Scrutiny. He said that Paul would be sorely missed and wished him well in the future.

The Chief Executive also announced that Robert Rose, Head of Improvement and Performance would leave the Council in September 2008. Robert had joined the council from the Health Service and had completed detailed work around improving performance and led on the Comprehensive Performance Assessment. The Chief Executive wished Robert well for the future.

The Chairman congratulated Paul Moore on his new appointment saying that he had been an inspiration to Members' of Council and had given useful advice with reference to Members' Standards. The Chairman said that Paul would be missed.

The Leader of the Council said that Paul had worked diligently giving sound advice and would be missed. It was Wandsworth's gain and Thanet's loss he said.

Councillor Nicholson, Leader of the Opposition, thanked Paul Moore and Robert Rose for their work with the council and welcomed the returning Chief Executive.

The Leader proposed and Councillor R Nicholson seconded a motion of thanks to Paul Moore and Robert Rose which was unanimously agreed.

Paul Moore, Corporate Director and Monitoring Officer thanked Council for its good wishes saying that he had felt at home in the past five years and was slightly sad to be leaving.

The Leader thanked Members and Officers who took part and helped Thanet council to receive the Investors in People award. This had last been achieved in 2005. In particular he thanked Tim Conroy, Corporate Training Officer for his work and congratulated all involved.

The Leader announced that SEEDA had agreed, alongside the Arts Council, full funding for the Turner Contemporary which he said, was fantastic news for Thanet.

22 DECLARATIONS OF INTEREST

Councillor Ezekiel declared a personal interest in Minute Number 23 (Agenda Item 4 (iii) – Petition: Northdown Road Parking) and left the meeting during the item.

Councillor Hart declared a personal interest in Minute Number 23 (Agenda Item 4 (iii) – Petition: Northdown Road Parking) and left the meeting during the item.

23 PETITION (i) – PAYMENT FOR GARDEN WASTE

The Council received a petition collected by local residents concerning the Payment for Garden Waste Collection.

The petition had been signed by 34 residents and stated that:

“We, the undersigned, feel the Council is acting contrary to the Council Tax Banding Agreement by charging for the removal of Green garden waste while NOT charging for the removal of waste such as furniture and white goods from blocks of flats.

This generally unfairly penalises those on higher Council Tax Bands with gardens compared to Lower Tax Bands with no gardens”.

A notice of a wish to make a verbal statement had been received from Mr Westbrook who was present and addressed the meeting.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

“in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings”.

MOTION ADOPTED.

PETITION (ii) – CLIFTONVILLE DEVELOPMENT PLAN – PREFERRED ISSUES AND OPTIONS

The Council received a petition collected by local residents concerning the Cliftonville Development Plan – Preferred issues and options.

The petition had been signed by 641 residents and stated that:

“We, the residents of Cliftonville West, wish to express our views as part of the formal public consultation for the Cliftonville Development Plan – Preferred Issues and Options, (for Cliftonville West) which will form part of the Local Development Framework.

We want to revive Cliftonville with better quality, larger accommodation to encourage families and settled people to move in. This will mean more and better shops, businesses and leisure facilities.

We agree with the proposals set out in our submission prepared by the Street Schemes in Cliftonville West”.

No notice of a wish to make a verbal statement had been received.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

“in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings”.

MOTION ADOPTED.

PETITION (iii) – NORTHDOWN ROAD PARKING

The Council received a petition collected by local residents concerning Northdown Road Parking.

The petition had been signed by 1040 residents and stated that:

“We, the undersigned, strongly object to the 66% increase in parking charges in Northdown Road, which we feel is a retrograde step for a regeneration area, such as Cliftonville West. We consider it unjust that parts of Northdown Road are affected by this, whereas other local areas are not. We request that short-term parking should be free which would enable shoppers to use local facilities, without being penalised, which will, in turn obviously benefit the local area”.

A notice of a wish to make a verbal statement had been received from Mr Cooke who was present and addressed the meeting.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

“in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings”.

MOTION ADOPTED.

PETITION (iv) – COMMUNITY WARDEN

The Council received a petition collected by local residents concerning Community Warden

The petition had been signed by 1137 residents and stated that:

“We, the undersigned, strongly object to the withdrawal of the Community Wardens from the SSCF and Neighbourhood Renewal areas of Cliftonville West and Margate Central. The presence of these Wardens is imperative for the safety of the businesses, residents and community as a whole. (the regeneration areas of Cliftonville West and Margate Central are crime hotspots and 2 of the most deprived Wards, not only in Kent but in the South East of England)”.

No notice of a wish to make a verbal statement had been received.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

“in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings”.

MOTION ADOPTED.

PETITION (v) – SAVE OUR TOWN WARDEN (HIGH STREET, MARGATE)

The Council received a petition collected by local residents concerning Save our Town Warden (High Street, Margate)

The petition had been signed by 1522 residents and stated that:

"Thanet District Council are proposing to remove our Town Warden from our High Street. Since the introduction of the town Warden the level of crime and the fear of crime have been reduced. Please sign our petition so that our concerns are voiced to Thanet District Council".

No notice of a wish to make a verbal statement had been received.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

"in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings".

MOTION ADOPTED.

PETITION (vi) – TOILETS, HIGH STREET, ST LAWRENCE

The Council received a petition collected by local residents concerning Toilets, High Street, St Lawrence.

The petition had been signed by 141 residents and stated that:

"Request to open the toilets, High Street, St Lawrence during the day".

A notice of a wish to make a verbal statement had been received from Mr Hart who was present and addressed the meeting.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

"in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings".

MOTION ADOPTED.

PETITION (vii) – ANNUAL RESIDENTS' PARKING PERMITS 2008/09

The Council received a petition collected by local residents concerning Annual Residents' Parking Permits 2008/09

The petition had been signed by 61 residents and stated that:

"We wish to protest about the fact that the cost of a Thanet Annual Residents' Parking Permit for 2008/09 has been increased by 20% from 2007/08, to £60. This is a steep jump, especially when one considers that two years ago the cost of a Residents' Permit was £30. We believe that an increase in line with the current rate of inflation (roughly 2.5%) would be more appropriate. We would also like to see more consistent enforcement of parking regulations in the case of non-residents".

No notice of a wish to make a verbal statement had been received.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

"in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings".

MOTION ADOPTED.

PETITION (viii) – SAY NO TO THE SALE OF NORTHDOWN HOUSE

The Council received a petition collected by local residents concerning Say no to the sale of Northdown House.

The petition had been signed by 1898 residents and stated that:

"We the undersigned, vehemently oppose Thanet District Council's proposed sale of Northdown house and its environs, which we firmly believe is held in trust for the use of local residents.

We further refer the Council to the Register for Title K903155, which covers the original generous conveyance of the land (13th January 1937). The covenants confirm the rights, benefit and protection of descendants and residents at East Northdown AND all the successors in title of Palm Bay Estates.

We demand Thanet District Council immediately withdraw this vital public amenity from its asset disposal list and confirm publicly that the ruling Conservative Group will abide by the covenants honorably agreed by the former Aldermen and Burgesses of the Borough of Margate and the benefactors".

A notice of a wish to make a verbal statement had been received from Mrs Petfore who was present and addressed the meeting.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

"in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings".

MOTION ADOPTED

It was noted that this matter was to be discussed at the next meeting of Cabinet on 7 August 2008.

PETITION (ix) – COMMUNITY WARDENS

The Council received a petition collected by local residents concerning Community Wardens

The petition had been signed by 258 residents and stated that:

"Is this the beginning of the end!!! Community wardens are the people who you call when you have trouble in your community. Community safety unit manager is restructuring the system so therefore this means we will lose our community wardens. One of our long standing local wardens has already been given notice. This will be the first of many.

Please sign the below petition to keep our community safe".

No notice of a wish to make a verbal statement had been received.

Moved by the Chairman, seconded by Councillor Mrs Sheldrick, that:

"in accordance with Council Procedure Rule 12.6 the petition be referred the Cabinet with a report back to the Council within three ordinary meetings".

MOTION ADOPTED.

24 QUESTIONS FROM THE PRESS AND PUBLIC

There were no questions from the press and public.

25 QUESTIONS FROM MEMBERS OF THE COUNCIL

Members noted that a question had been received from Councillor King which has been forwarded to Mrs Jennifer Sterndale, as Chairman of the Standards Committee, for a response. It was also noted that Councillor King objected to this course of action.

In accordance with Council Procedure Rule 14, the question received from a Member of the Council was dealt with as follows:

Councillor D Green asked the following question of Councillor Ezekiel, Leader of the Council;

“Could the Leader of the Council inform us of the latest valuation the Council has of the old Marks and Spencer’s building in Margate high Street. Could he also indicate what the annual income to the council is being generated from this asset?”

Councillor Ezekiel responded as follows;

“The former Marks and Spencer building in Margate High Street has been included within the 2007/08 Financial Statement at a value of £2.75 million. This valuation was prepared by GVA Grimley in May 2006, and assets are normally revalued on a five yearly cycle.

At present we do not receive any income relating to this building, however the Council does not incur any Business Rates for this building as these are met by the occupier”.

26 APPOINTMENTS TO OUTSIDE BODIES – UPDATE

Members considered the report of the Democratic Services and Scrutiny Manager which gave an update on the Council’s appointments to Outside Bodies.

Moved by Councillor Ezekiel and seconded by Councillor Latchford that:

“Councillor Mrs Kirby withdraws from the Thanet Community Safety Partnership, leaving Councillor Gideon as Thanet’s sole representative

And

The Leader is Thanet Council’s representative, with Councillor Latchford as his named substitute, for South East Employers

And

The review of the Schedule to be undertaken by Officers in consultation with the Group Leaders with a report back to Council”

MOTION ADOPTED.

27 PROPOSED EXTENSION OF RAMSGATE CONSERVATION AREA TO INCLUDE GRANVILLE MARINA

Members considered the report of the Head of Development Services.

On 12 June 2008 Cabinet agreed that the Ramsgate Conservation Area be extended to include Granville Marina. Because Council had previously agreed the serving of Article 4(2) Directions on unlisted buildings elsewhere in the Conservation Area the report recommended that they now be served in respect of unlisted buildings within the new extension to the conservation Area.

Moved by Councillor Latchford and seconded by Councillor D Green that:

“Council agrees the serving of Article 4(2) Directions on unlisted buildings within the new Granville Marina Conservation Area (as designated on 12 June 2008 by Cabinet) extension”

MOTION ADOPTED.

28 LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

Members considered the report of the Head of Development Services which requested Council’s agreement to establish and agree the Terms of Reference for the Local Development Framework Working Party.

Moved by Councillor Latchford and seconded by Councillor Gregory that:

“A formal working party be established with five Members and with the terms of reference a set out in Annex 1 below;

Local Development Framework Working Party
Terms of Reference July 2008

To consider the content of and to advise Cabinet on policy documents comprising the Thanet Local Development Framework.

In their considerations the Working Party should have regard to compliance with the relevant legislation, to government policy and guidance, to the other parts of the Development Plan for the area and to all other material considerations.

The Working Party will be bound by the existing standards and codes of conduct applicable to Thanet District Council Members.

The Working Party will be known as “The Local Development Framework Working Party”.

The Working Party will comprise five elected Councillors supported by a committee clerk and such professional officers as may be required.

The Chair will be elected at the first meeting.

Decisions will be by consensus or by a simple majority vote. Officers cannot vote.

Members will be nominated in the ratio of 3:2 between the Majority Group and the main Opposition Group.

Substitutes will be accepted”

MOTION ADOPTED.

Meeting concluded at 7.45pm.

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NOTICE OF MOTION

To: **Council – 9 October 2008**

By: **Democratic Services and Scrutiny Manager**

Classification: **Unrestricted**

Ward: **Not applicable**

Summary: To consider a notice of motion submitted by Councillor D Green

For Decision

1.0 Introduction and Background

1.1 Council procedure rule 16 governs the process for motions on notice being submitted to Council. The following motion on notice has been received from Councillor D Green:

"This Council instructs officers to bring forward a comprehensive set of measures to combat the lack of cleanliness of streets in Eastcliff and Central Harbour Wards.

These measures to include:

- A regular schedule of pavement cleaning (as opposed to litter picking).
- A scheme for the separate collection of household and recyclable waste in all streets unsuitable for domestic wheelie bins to avoid the contamination of pavements through 'split bags'.
- Regular removal of weeds and chewing gum from pavements.
- Published targets for street cleanliness with regular inspections of streets by officers and Ward Councillors.
- Rating of cleanliness on a suitable scale, and publication of the ratings scored"

2.0 Corporate Implications

2.1 Financial

2.1.1 Not applicable at this stage.

2.2 Legal

2.2.1 Council procedure rule 16.3 states that, if seconded, a motion on notice will stand referred without discussion to the Cabinet or appropriate Committee for determination or report, unless the Council decides to debate the motion in accordance with Council procedure rule 19 (rules of debate).

2.3 Corporate

2.3.1 Not applicable at this stage.

2.4 Equity and Equalities

2.4.1 Not applicable at this stage.

3.0 Recommendation(s)

3.1 Council is invited to refer the motion on notice to Cabinet.

4.0 Decision Making Process

4.1 In accordance with Council procedure rule 16, Council can refer this motion on notice without discussion to Cabinet for determination or report.

Contact Officer:	Glenn Back, Democratic Services and Scrutiny Manager, ext.7187
Reporting to:	Richard Samuel, Chief Executive

Annex List

None	
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Background Papers

Title	Details of where to access copy
<i>None</i>	

Corporate Consultation Undertaken

Finance	Not applicable at this stage.
Legal	Not applicable at this stage.

CREATION OF A PARISH COUNCIL FOR RAMSGATE

To: **Council – 9 October 2008**

By: **Democratic Services and Scrutiny Manager**

Classification: **Unrestricted**

Ward: Eastcliff, Central Harbour, Cliffsend and Pegwell, Nethercourt, Newington, Northwood, Sir Moses Montefiore

Summary: **Reports on recent developments and seeks formal approval for an order establishing a parish council for Ramsgate under the Local Government and Public Involvement in Health Act 2007.**

For Decision

1.0 Introduction and Background

- 1.1 An extraordinary meeting of Council on 23 November 2006 agreed the following:
- (i) The petition for a parish council for the non-parished areas of Ramsgate be referred to the Secretary of State together with this Council's support for the proposal.
 - (ii) The Chief Executive be authorised to settle the final form and details of the Council's submission to the Secretary of State consistent with this report and the decision of the Council.
 - (iii) The Council supports the title of "Parish or Town Council of Ramsgate" as the most inclusive name for the new Council."
- 1.2 This report updates Council on events that have taken place since then, and proposes a way forward for establishing the new Council.
- 1.3 The original submission to the Secretary of State was made principally under powers conferred in the Local Government and Rating Act 1997 (see section 2 of this report). The Local Government & Public Involvement in Health Act 2007 established a new regime for undertaking "community governance reviews" and provisions for devolving the establishment of new parish councils to principal councils (see section 3). During the summer, the Department for Communities and Local Government devolved the powers to create a parish for Ramsgate to the Council under that legislation. Counsel's advice has been sought regarding the way in which the powers in the 2007 Act should be exercised (see section 4). This report then goes on to suggest a programme for creating the parish council (see section 5).

2.0 The Submission to the Secretary of State

- 2.1 A number of reports have been presented to Council regarding the suggestion that a parish council be established for Ramsgate. On 8 September 2005 the following motion was agreed:

“Council agrees to establish an Electoral Matters Working Party (ratio 5:3) to conduct a review of the Parish Electoral arrangements under the Local Government and Rating Act 1997 to cover the unparished areas of Ramsgate and that the Working Party shall report their findings and recommendations to a future meeting of Council for decision”.

2.2 On 23 February 2006 the Electoral Matters Working Party reported its findings to Council, which included a detailed examination of options for the creation of a parish council and consideration of responses to a public consultation exercise. Council did not support the creation of a parish council for a number of reasons set out in that report.

2.3 On 21 September 2006 Council received a petition requesting the creation of a parish council for Ramsgate. Because the Council had previously not felt the argument in favour of a parish council to be compelling, it agreed another option available under the Local Government and Rating Act 1997:

“Authority be granted to the Returning Officer to conduct a Referendum of all registered electors for the unparished area of Ramsgate to ascertain the views of the electorate. The Electoral scheme contained in paragraph 4 of the report be approved for consultation purposes. A Member Working Party based on a ratio of 2:2 be established to work with Officers in the conduct of the referendum and the costs of conducting the Referendum, estimated to be £38,000 be met from Council contingencies.”

2.4 The electoral scheme referred to was as follows:

Proposed Parish Ward	Electorate on 1 Sept 2006	Seats	Ratio (of electors to seats)
Central Harbour	5,783	3	1,927
Pegwell	2,289	1	2,289
Eastcliff	5,307	3	1,769
Nethercourt	3,371	2	1,685
Newington	3,479	2	1,739
Northwood	4,918	3	1,639
Sir Moses Montefiore	3,719	2	1,859
Overall	28,866	16	1,804

2.5 On 23 November 2006 an extraordinary meeting of Council considered the results of the referendum. A total of 11,753 votes were cast out of a total of 28,912 potential votes, with the result as follows: 59.5% not returned, 23.9% in favour and 16.7% against.

2.6 Council adopted the following motion:

- “(i) The petition for a Parish Council for the non-parished areas of Ramsgate be referred to the Secretary of State together with the Council’s support for the proposal.
- (ii) The Chief Executive be authorised to settle the final form and details of the Council’s submission to the Secretary of State consistent with this report and the decision of the Council.

- (iii) The Council supports the title of “Parish or Town Council of Ramsgate” as the most inclusive name for the new Council.”
- 2.7 The timetable indicated within the report suggested that if the submission were made to the Secretary of State by December 2006, the Department for Communities and Local Government would be able to approve the electoral arrangements and pass the necessary legislation to enable the creation of the parish from 1 April 2008.
- 2.8 The submission was made to the Secretary of State on 30 November 2006. That submission is currently being loaded onto a page on the Council’s web site for ease of reference. That web page will be updated as progress continues towards the establishment of the Council.
- 2.9 The Boundary Committee for England sought further information in order for the Commission to consider the Council’s proposal. The Council replied on 8 February 2008. The information requested was as follows:
- (i) Electoral arrangements for the proposed parish, i.e.
 - Number of councillors for the parish
 - Number, names and boundaries of parish wards
 - Number of councillors in each parish ward
 - (ii) Electorate figures for the proposed parish and 5-year projected electorate figures for the proposed parish and any parish wards, if there were any
 - (iii) Evidence of consultation on the proposals and the electoral arrangements for all residents concerned, the county council and the surrounding parish councils.
 - (iv) Confirmation of the proposed parish and parish wards and mapping, at a scale of 1:10,000 or higher on the proposals.

3.0 The Local Government Act 2007

- 3.1 The Local Government and Public Involvement in Health Act 2007 received Royal Assent on 30 October 2007.
- 3.2 Part 4 of the Act governs parish councils and created new powers for Principal Councils (which includes Thanet District Council) to undertake “community governance reviews”. The provisions of Part 4 of the Act became effective on 13 February 2008. The Electoral Commission published guidance on conducting community governance reviews in April 2008.
- 3.3 A community governance review can be undertaken by a Principal Council for a number of purposes including the creation of a new parish, the review of existing parishes and grouping or de-grouping of parishes.
- 3.4 If a community governance review recommends the creation of a parish, it must make recommendations on:
- (i) the name of the new parish
 - (ii) whether or not a new parish should have a parish council
 - (iii) whether or not the new parish should have one of the new “alternative styles”.
- 3.5 If the Council undertakes a community governance review in compliance with the 2007 Act, it no longer needs to refer the outcome as a recommendation to the Secretary of

State. If the review recommends the creation of a parish, the Council would be able to give effect to the recommendations made in the review “by order”. This is, in effect, devolution of the power to implement the recommendations from parish reviews from the Department for Communities and Local Government to the Council.

- 3.6 Clearly the processes under the 1997 and 2007 Acts are fundamentally different. Under the 1997 Act it was the Department for Communities and Local Government that created the parish by order and the Electoral Commission that made consequent changes to electoral boundaries. Under the 2007 Act the Council becomes responsible for these processes.

4.0 Devolution of Responsibility to Thanet District Council

- 4.1 By early 2008 the Council had not received permission from the Department for Communities and Local Government to create a parish for Ramsgate under the 1997 Act. The Chief Executive wrote to the Secretary of State seeking clarification of the way forward. The Department for Communities and Local Government wrote to the Council on 8 February stating that the Secretary of State was seeking to devolve to local authorities at the earliest possible opportunity the taking of decisions about the implementation of petitions. However, that letter did not actually transfer the power.

- 4.2 Following further correspondence, on 12 May 2008 the Secretary of State wrote to the Council formally transferring the petition to the District Council for consideration and decision under the new provisions. However, the letter referred to guidance issued by the Electoral Commission on the undertaking of community governance reviews, and it was at that stage unclear to the Council whether that reference meant it would be necessary for the Council to undertake a full community governance review as defined within the 2007 Act.

- 4.3 Officers attempted to clarify whether transitional provisions within the 2007 Act would allow the Council to regard the petition as, in effect, a community governance review. It was clearly important to the local community that the process to create a parish council for Ramsgate is undertaken lawfully and could not be open to legal challenge. Accordingly, a decision was taken by the Chief Executive to obtain Counsel’s advice as to how the devolution from the Secretary of State could be acted upon.

- 4.4 That advice was received at a conference in Chambers on 12 August 2008 and then in writing on 22 August 2008. It confirmed that the Council could regard the petition as if it were a community governance review, and proceed directly to the making of a community governance order. At virtually the same time, the Department for Communities and Local Government published a model community governance order that Councils could consider when preparing their own order under the 2007 Act.

- 4.5 One implication of the above is that the name and style of the new parish must be that of a “Parish Council”. The petition process under the 1997 Act is taken to be a “community governance review”. That process recommended the name of parish or town council, so it must be established as a parish council.

5.0 Creating the new Parish Council

- 5.1 The result of the above is that in August 2008 it became clear that the Council would need to establish the parish council in Ramsgate itself, without reference to the Secretary of State, under the 2007 Act. To underline this point, it is worth noting that had the Secretary of State progressed the application this Council had made under the 1997 Act, the Department for Communities and Local Government would have prepared the necessary governance orders, and this Council would merely have conducted the election in accordance with the proposed and agreed scheme. Under the 2007 Act it is

now the responsibility of this Council to prepare the commencement orders and finalise other matters relating to the winding up of the existing Charter Trustees, and so on.

- 5.2 Subject to Council approval the Order can now be drafted and made. However, under the relevant statutory provisions the earliest date on which it can be effective is 1 April 2009. For legal and practical reasons the election and poll (if required) would be likely to be in September 2009 with the precise dates being settled by the Returning Officer.

6.0 Corporate Implications

6.1 Financial

- 6.1.1 The costs of running the initial election to a parish Council in Ramsgate are already provided for in the Council's budget.

6.2 Legal

- 6.2.1 Chapter 3 of Part 4 of the Local Government and Public Involvement in Health Act 2007 came into force on 13 February 2008 and has devolved decisions on the creation of new parish councils to principal councils.
- 6.2.2 Transitional regulations are in place with respect to petitions submitted to central government under the Local Government and Rating Act 1997, where decisions on those petitions were still outstanding on 13 February 2008.
- 6.2.3 By virtue of the provisions of the transitional regulations, the submission made by the Council to central government on 30 November 2006 under the 1997 Act is deemed to constitute recommendations made in a community governance review for the purposes of section 87 of the 2007 Act. As from 9 May 2008, the decision on whether to give effect to the recommendations has rested with the Council.
- 6.2.4 The Council can give effect to the recommendations made in the community governance review by making a reorganisation order.
- 6.2.5 If the Council decides to make a reorganisation order, the order will provide for the establishment of the new parish council, for the transfer of property rights and liabilities and for the dissolution of the Ramsgate Charter Trustees (which will occur on the date on which the first parish councillors for the new parish come into office). Any officers appointed by the Ramsgate Charter Trustees prior to their dissolution will be transferred to the new parish council.

6.3 Corporate

- 6.3.1 This report supports the Council's objectives to conduct elections efficiently and increase participation in democratic processes.

6.4 Equity and Equalities

- 6.4.1 There are no equity or equalities implications arising directly from this report. Electoral arrangements were reviewed as part of the review of polling districts and places undertaken during 2007 and reported to Council at that time. That review considered accessibility issues in terms of the location of and access into polling places and polling stations.

7.0 Recommendation(s)

7.1 In exercise of powers delegated by the Secretary of State, the Council approve the making of an order, effective on 1 April 2009, under S.86 of the Local Government and Public Involvement Act 2007, to constitute a new parish and parish council for Ramsgate.

7.2 The Chief Executive be authorised to settle the wording and content of the draft order.

8.0 Decision Making Process

8.1 This is a decision that must be taken by Council.

Contact Officer:	Glenn Back, Democratic Services and Scrutiny Manager, ext.7187
Reporting to:	Richard Samuel, Chief Executive

Background Papers

Title	Details of where to access copy
Local Government & Public Involvement in Health Act 2007	www.statutelaw.gov.uk
Guidance on Community Governance Reviews, Electoral Commission	http://www.electoralcommission.org.uk/boundary-reviews/parish-reviews
Counsel's Opinion, 22 August 2008, Estelle Dehon	Interim Legal and Democratic Services Manager

Corporate Consultation Undertaken

Finance	Sarah Martin, Financial Services Manager Matthew Sanham, Finance Manager (Service Support)
Legal	Peter Reilly, Acting Legal Services Manager

ADVISORY NOTE

The following Advisory Note sets out the grounds of refusal or conditions to be imposed on granting the application (also attached is a copy of the Head of Development Services report to Committee) :-

MINUTE

F/TH/08/0567

LOCATION

**LAND AT BRAMWELL COURT ADJ
WILD THYME BRAMWELL COURT,
LAUNDRY ROAD, MINSTER,
RAMSGATE**

PROPOSAL

**OUTLINE APPLICATION FOR THE
ERECTION DETACHED HOUSE AND
GARAGE INCLUDING ACCESS**

REASONS FOR REFUSAL

CONDITIONS FOR APPROVAL

1. The application site lies outside the built up area boundary of any settlement and, as such, the proposed development would constitute the unsustainable development of fresh land in the countryside, unrelated to local need and without any special agricultural or other justification, detrimental to the rural character and appearance of the area and of harm to the Landscape Character Area, contrary to policies SS1, SP1, HP2, HP5, QL1, EN1 and QL4 of the Kent and Medway Structure Plan, and Thanet Local Plan Policies H1, D1, TR1, CC1 and CC2, which seek to concentrate development at appropriate locations within the confines of existing urban areas and rural settlements, thereby conserving and enhancing the character, quality and functioning of the countryside.

1. Approval of the details of the (layout, scale, landscaping and appearance) (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.

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.

4. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

In the interests of visual amenity in accordance with Policies D1 and CC1 of the Thanet Local Plan.

5. The design and method of construction of the means of access shall be submitted to, and agreed in writing by, the Local Planning Authority prior to commencement of the construction of the access hereby permitted.

GROUND:

In the interests of highway safety.

6. No development shall take place until details of the means of foul and surface water disposal have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed.

GROUND:

To prevent pollution in accordance with policy EP13 of the Thanet Local Plan

7. If, during development, contamination not previously identified, is found to be present at the site, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The proposed works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the Thanet Local Plan 2006 Policy EP4 and EP13.

8. 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 permitted being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety in accordance with Thanet Local Plan Policy TR16.

No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved.

These details shall include:-

(1) details of existing trees, shrubs and hedges to be retained and details of new trees, shrubs, hedges and grassed areas to be planted, together with details of the species and method of planting to be adopted.

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

GROUND:

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

9. 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.

10. 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 in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the Thanet Local Plan policies HE11 and HE12.

11. No development shall take place until details of sound insulation for the dwellings to achieve a minimum level of sound insulation of 30dB 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.

GROUND:

In the interests of residential amenity and in pursuance of policy D1 and EP8 of the Thanet Local Plan.

12. Prior to the first occupation of the dwelling hereby approved, a sight line measuring 2m x 23m to the right hand side of the access shall be provided and thereafter maintained with no obstruction above 1m in height.

GROUND:

In the interests of highway safety.

13. Prior to the first occupation of the development hereby permitted, visibility splays of 2 metres by 23 metres shall be provided to the vehicular access and thereafter maintained with no obstruction above 0.6 metres in height.

GROUND:

In the interest of highway safety

14. The development hereby permitted shall not have a ridge height in excess of 8 metres in height.

GROUND:

In the interest of the visual amenities of the area as the proposed development would complete the group of dwellings that was originally envisaged

Agenda Item 8

8(a)

LAND AT BRAMWELL COURT ADJ WILD THYME BRAMWELL COURT, LAUNDRY ROAD, MINSTER

To: **Council– 9 October 2008**

By: **Head of Development Services**

Classification: **Unrestricted**

Ward: **Thanet Villages**

Summary: **The application for outline planning permission for the erection of a dwelling on land at Bramwell Court adj Wild Thyme Bramwell Court, Laundry Road, Minster has been referred to Council for decision as it represents an departure from the Thanet Local Plan.**

For Decision

1.0 Introduction and Background

1.1 At planning committee on 16 July 2008 it was resolved to refer the outline planning application for the erection of a detached house and garage including access to Council for decision with a recommendation that planning permission be granted subject to conditions. The application represents a departure from the Local Plan policy H1 of the Thanet Local Plan which states that permission for new residential development will be permitted "...only on previously developed land within the existing built up confines...". Therefore the application represents a departure from the Local Plan and in accordance with the constitution for Thanet District Council the matter is referred to Council for decision.

2.0 The Current Situation

2.1 The planning committee after having considered the application is of the view that the application should be approved on the grounds that the site has previously benefitted from planning permission for a dwelling and had previously been allocated in the Local Plan for housing. The planning committee is of the view that the proposed development is acceptable in terms of its design and overall visual impact as it would relate to the existing dwelling that has been erected and would complete the group of dwellings that was last approved in 2004. The 2004 permission expired in 2007. Having regard to all of the factors in this case the planning committee considered that on balance the proposed development would be an acceptable exception from policy and therefore recommends to council that the application should be approved. A copy of the officer report to planning committee, which recommended refusal of the application, is attached to this report.

3.0 Options

3.1 Members have the option to refuse the application for the reason set out in the advisory note which is attached to this report or to approve the application in accordance with the recommendation by the planning committee for the reasons set out in the advisory note attached to this report.

4.0 Implications

4.1 Financial

- 4.1.1 A refusal of planning permission may result in the submission of an appeal, which may incur financial costs should external assistance be required in preparing and presenting the Council's case. Furthermore, Members are advised that, should the appeal be in the form of a hearing or Public Inquiry, and if the appellant applies for costs, there is a risk that an awarded could be made against the Council.

4.2 Legal

- 4.2.1 A decision to refuse planning permission may result in an appeal and the need for legal assistance in response. Should the appeal be in the form of a Public Inquiry, it may be necessary to appoint external assistance.

4.3 Corporate

- 4.3.1 Consideration of the planning application relates to the corporate aim of pride in developing the local economy and improving the local environment in a sustainable manner.

4.4 Equity and Equalities

- 4.4.1 There are no specific equity or equality issues that need to be taken into account in this report.

5.0 Recommendation

- 5.1 To grant planning permission subject to the conditions set out in the advisory note

6.0 Decision Making Process

- 6.1 Council to decide

Contact Officer: Simon Thomas, Planning Applications Manager ext 7752

Background Papers

None

Annexes

Annex I Briefing note

Annex II Officer report to planning committee on 16 July 2008

ADVISORY NOTE

The following Advisory Note sets out the grounds of refusal or conditions to be imposed on granting the application (also attached is a copy of the Head of Development Services report to Committee) :-

MINUTE

F/TH/08/0567

LOCATION

**LAND AT BRAMWELL COURT ADJ
WILD THYME BRAMWELL COURT,
LAUNDRY ROAD, MINSTER,
RAMSGATE**

PROPOSAL

**OUTLINE APPLICATION FOR THE
ERECTION DETACHED HOUSE AND
GARAGE INCLUDING ACCESS**

REASONS FOR REFUSAL

CONDITIONS FOR APPROVAL

1. The application site lies outside the built up area boundary of any settlement and, as such, the proposed development would constitute the unsustainable development of fresh land in the countryside, unrelated to local need and without any special agricultural or other justification, detrimental to the rural character and appearance of the area and of harm to the Landscape Character Area, contrary to policies SS1, SP1, HP2, HP5, QL1, EN1 and QL4 of the Kent and Medway Structure Plan, and Thanet Local Plan Policies H1, D1, TR1, CC1 and CC2, which seek to concentrate development at appropriate locations within the confines of existing urban areas and rural settlements, thereby conserving and enhancing the character, quality and functioning of the countryside.

1. Approval of the details of the (layout, scale, landscaping and appearance) (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.

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.

4. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

In the interests of visual amenity in accordance with Policies D1 and CC1 of the Thanet Local Plan.

5. The design and method of construction of the means of access shall be submitted to, and agreed in writing by, the Local Planning Authority prior to commencement of the construction of the access hereby permitted.

GROUND:

In the interests of highway safety.

6. No development shall take place until details of the means of foul and surface water disposal have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed.

GROUND:

To prevent pollution in accordance with policy EP13 of the Thanet Local Plan

7. If, during development, contamination not previously identified, is found to be present at the site, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The proposed works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the Thanet Local Plan 2006 Policy EP4 and EP13.

8. 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 permitted being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety in accordance with Thanet Local Plan Policy TR16.

No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved.

These details shall include:-

(1) details of existing trees, shrubs and hedges to be retained and details of new trees, shrubs, hedges and grassed areas to be planted, together with details of the species and method of planting to be adopted.

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

GROUND:

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

9. 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.

10. 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 in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the Thanet Local Plan policies HE11 and HE12.

11. No development shall take place until details of sound insulation for the dwellings to achieve a minimum level of sound insulation of 30dB 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.

GROUND:

In the interests of residential amenity and in pursuance of policy D1 and EP8 of the Thanet Local Plan.

12. Prior to the first occupation of the dwelling hereby approved, a sight line measuring 2m x 23m to the right hand side of the access shall be provided and thereafter maintained with no obstruction above 1m in height.

GROUND:

In the interests of highway safety.

13. Prior to the first occupation of the development hereby permitted, visibility splays of 2 metres by 23 metres shall be provided to the vehicular access and thereafter maintained with no obstruction above 0.6 metres in height.

GROUND:

In the interest of highway safety

14. The development hereby permitted shall not have a ridge height in excess of 8 metres in height.

GROUND:

In the interest of the visual amenities of the area as the proposed development would complete the group of dwellings that was originally envisaged

OL/ TH/ 08/0567

ANNEX 2

LAND AT BRAMWELL COURT ADJ WILD THYME BRAMWELL COURT, LAUNDRY ROAD, MINSTER, RAMSGATE

Outline application for the erection of detached house and garage including access.

RECOMMENDATION:

REFUSE for the following reasons:

- 1 The application site lies outside the built up area boundary of any settlement and, as such, the proposed development would constitute the unsustainable development of fresh land in the countryside, unrelated to local need and without any special agricultural or other justification, detrimental to the rural character and appearance of the area and of harm to the Landscape Character Area, contrary to policies SS1, SP1, HP2, HP5, QL1, EN1 and QL4 of the Kent and Medway Structure Plan, and Thanet Local Plan Policies H1, D1, TR1, CC1 and CC2, which seek to concentrate development at appropriate locations within the confines of existing urban areas and rural settlements, thereby conserving and enhancing the character, quality and functioning of the countryside.

SITE, LOCATION AND DESCRIPTION

The application site lies within the open countryside, on the east side of Laundry Road. The site is laid to grass and is bounded by semi-mature trees. To the north is a detached house known as Wild Thyme, an off-street car parking area and a terrace of 6 cottages, while to the northwest and southwest are two detached properties and a pair of semi-detached houses.

RELEVANT PLANNING HISTORY

There is an extensive planning history relating to the site, and to the wider area known as Land Adjacent 6 Laundry Road, Minster, which is summarised below:

- In 1985, the erection of 2 houses and garages was approved by Members as a departure to established policy given the perceived benefits of removing an existing of industrial/commercial use and buildings from the site (reference 82/0892)
- This consent was renewed in 1989 under reference 89/0124 and in 1991 under reference 91/1083, by which time the industrial buildings had been removed
- In 1994 a planning application for 6 dwellings was refused as the site lay outside the confines of any settlement and detracted from the landscape character (under reference 94/0854)

- In 1995 this application was resubmitted and approved by Members as the proposal provided parking for residents and would tidy up an overgrown site (under reference 95/0915)
- An outline application for 3 detached dwellings with garages was approved given the above extant consent (reference 98/0066)
- A full application for plot 2 of the above-mentioned consent was approved with an amended design given (reference 98/0482)
- A variation of condition application was approved in 2001 to allow further 3 years in which to submit reserved matters (reference 01/0726)
- In 2004 a full application for 2 detached 4bed dwellings was refused on design grounds, though the site was allocated for residential use on the Isle of Thanet Local Plan 1998 Proposals Map (reference 04/0219)
- A renewal of consent for 3 dwellings was approved in 2004 as the site was allocated in revised deposit draft (reference 04/1418)
- In 2005 the reserved matters of plot 1 of 98/0066 were approved and the dwelling has subsequently been constructed.
- In 2007 a full planning application (reference 07/1488) for a detached dwelling and garage and an outline application (reference 07/1487) for a detached dwelling and garage including access were submitted and subsequently withdrawn.

PROPOSED DEVELOPMENT

This outline application is for the erection of a dwelling and garage, including access. The design and access statement refers to a development of a similar design to plot 1 (application reference F/TH/08/0567) and reserved matters details of plot 2 approved in 2005, being detached dwellings with accommodation over three floors, of a traditional design, with a pitched tiled roof, multi-stock brick walls with feather-edge stained weatherboarding and timber windows.

PLANNING POLICIES

Thanet Local Plan (2006)

Policy H1 refers to new residential development

Policy TR1 relates to the location of new development

Policy TR11 refers to pedestrian movement

Policy TR16 relates to car parking provision

Policy D1 refers to design and layout of new development

Policies HE11 and 12 relate to archaeology

Kent and Medway Structure Plan (2006)

Policy SP1 seeks to achieve a sustainable pattern and form of development

Policy HP1 refers to housing provision and distribution

Policy HP2 relates to new residential development

Policy HP5 refers to housing in the countryside

Policy TP3 relates to transport and the location of development

Policy TP12 refers to development and highway safety

Policy QL1 relates to high quality development

Policy TP19 refers to car parking standards

NOTIFICATIONS

Neighbouring property owners were notified and a site notice was displayed. No letters of objection have been received.

Minster Parish Council support the proposal.

CONSULTATIONS

The Environment Agency has raised no objection to the proposal, but advise that the site is within a source protection zone.

Southern Water do not wish to comment on this application.

Kent County Council's Archaeological Officer advises that there is a high concentration of archaeological features in the vicinity of the site, and as such a condition requiring a programme of archaeological work prior to the commencement of the development.

Kent Highway Services raise concern that the site is remote from any local schools, bus routes or amenities, and reliance on the private car will be high in this location, but raise no objection to the detail of the access arrangements.

COMMENTS

The application is brought before Members at the request of Cllr Roberts on the grounds that the planning history of the site and the individual circumstances of the applicant are such that planning permission should be granted.

As the application site lies outside the built up area of any settlement it must be considered to rest within the open countryside. Policies of rural restraint operate within these areas and it must therefore be considered whether there are any material circumstances that justify an exception to these policies. I consider that the main issues in determining this application are the principle of development, the visual impact of the proposal, impact upon neighbouring occupiers, highway safety and archaeology matters.

Principle of Development

The site lies outside the settlement boundary and the proposal for residential development is not acceptable in principle, on the grounds of both local and county policies as well as government advice. Furthermore, the site does not fall within the definition of previously developed land, and as such the proposal is contrary to policy H1 of the Local Plan which aims to locate residential development in the existing built up areas and resists new development on Greenfield land.

There is a history of planning permissions on this site, however these have all now lapsed and cannot be implemented. Notwithstanding this, these planning permissions were granted balancing the policy objections with the view by Members that at that time the redevelopment of the site would result in the removal of an industrial use, provide off-street car parking and improve the appearance of the area. That specific land use has now been removed for more than 10 years.

The principle is therefore against residential development of this site. The applicant contends that the planning history is a relevant consideration in the determination of this application, albeit that these consents have lapsed, and that the Council has previously accepted the principle of development on this site, including legal undertakings to provide parking and cease the use of the land for industrial purposes. As the Council's aims to remove the industrial use of the land and provide parking have now been met, I consider that there is now no justification to set aside the strong policy objections that resist new residential development in the countryside.

Visual Impact

The proposed development would introduce additional buildings in the countryside, and although the indicative design is considered acceptable, the proposal would result in the consolidation of buildings in the area, reducing the openness and eroding the rural character and appearance of the area contrary to local and structure plan policy.

Impact on Neighbouring Residents

As the application is in outline form the siting and external appearance of the development are not for consideration as part of this application. However, given the relationship with adjacent property Wild Thyme and the minimum separation distance of 10m to this property, I do not consider that this proposal would result in any loss of light, privacy or sense of enclosure to neighbouring residents.

Highway Safety

The access arrangements to this site are considered satisfactory, and the site is large enough to accommodate an acceptable level of off-street parking to serve the proposed development. Highway safety and convenience are therefore considered to be protected.

Archaeology

In order to protect archaeological features in the area it would be appropriate to require a programme of archaeological work should planning permission be granted.

Summary

To summarise, the application site lies within open countryside where policies dictate that new development will not be permitted unless material considerations justify an exception to government guidance and development plan policy. In the opinion of the Local Planning Authority there are no circumstances which justify the granting of permission in this case.

Case Officer

CHERRY BUTCHER

Background papers:

Kent Highway Services comments dated 02 May 2008

Environment Agency comments dated 19 May 2008

KCC Archaeological Officer comments 15 May 2008

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LAND AT BRAMWELL COURT ADJ WILD THYME BRAMWELL COURT, LAUNDRY ROAD, MINSTER

To: **Council– 9 October 2008**

By: **Head of Development Services**

Classification: **Unrestricted**

Ward: **Thanet Villages**

Summary: **The application for outline planning permission for the erection of a dwelling on land at Bramwell Court adj Wild Thyme Bramwell Court, Laundry Road, Minster has been referred to Council for decision as it represents an departure from the Thanet Local Plan.**

For Decision

1.0 Introduction and Background

1.1 At planning committee on 16 July 2008 it was resolved to refer the outline planning application for the erection of a detached house and garage including access to Council for decision with a recommendation that planning permission be granted subject to conditions. The application represents a departure from the Local Plan policy H1 of the Thanet Local Plan which states that permission for new residential development will be permitted "...only on previously developed land within the existing built up confines...". Therefore the application represents a departure from the Local Plan and in accordance with the constitution for Thanet District Council the matter is referred to Council for decision.

2.0 The Current Situation

2.1 The planning committee after having considered the application is of the view that the application should be approved on the grounds that the site has previously benefitted from planning permission for a dwelling and had previously been allocated in the Local Plan for housing. The planning committee is of the view that the proposed development is acceptable in terms of its design and overall visual impact as it would relate to the existing dwelling that has been erected and would complete the group of dwellings that was last approved in 2004. The 2004 permission expired in 2007. Having regard to all of the factors in this case the planning committee considered that on balance the proposed development would be an acceptable exception from policy and therefore recommends to council that the application should be approved. A copy of the officer report to planning committee, which recommended refusal of the application, is attached to this report.

3.0 Options

3.1 Members have the option to refuse the application for the reason set out in the advisory note which is attached to this report or to approve the application in accordance with the recommendation by the planning committee for the reasons set out in the advisory note attached to this report.

4.0 Implications

4.1 Financial

- 4.1.1 A refusal of planning permission may result in the submission of an appeal, which may incur financial costs should external assistance be required in preparing and presenting the Council's case. Furthermore, Members are advised that, should the appeal be in the form of a hearing or Public Inquiry, and if the appellant applies for costs, there is a risk that an awarded could be made against the Council.

4.2 Legal

- 4.2.1 A decision to refuse planning permission may result in an appeal and the need for legal assistance in response. Should the appeal be in the form of a Public Inquiry, it may be necessary to appoint external assistance.

4.3 Corporate

- 4.3.1 Consideration of the planning application relates to the corporate aim of pride in developing the local economy and improving the local environment in a sustainable manner.

4.4 Equity and Equalities

- 4.4.1 There are no specific equity or equality issues that need to be taken into account in this report.

5.0 Recommendation

- 5.1 To grant planning permission subject to the conditions set out in the advisory note

6.0 Decision Making Process

- 6.1 Council to decide

Contact Officer: Simon Thomas, Planning Applications Manager ext 7752

Background Papers

None

Annexes

Annex I Briefing note

Annex II Officer report to planning committee on 16 July 2008

ADVISORY NOTE

The following Advisory Note sets out the grounds of refusal or conditions to be imposed on granting the application (also attached is a copy of the Head of Development Services report to Committee) :-

MINUTE

F/TH/08/0577

LOCATION

**LAND AT BRAMWELL COURT ADJ
WILD THYME BRAMWELL COURT,
LAUNDRY ROAD, MINSTER,
RAMSGATE**

PROPOSAL

**ERECTION OF A DETACHED
DWELLING AND GARAGE**

REASONS FOR REFUSAL

CONDITIONS FOR APPROVAL

1. The application site lies outside the built up area boundary of any settlement and, as such, the proposed development would constitute the unsustainable development of fresh land in the countryside, unrelated to local need and without any special agricultural or other justification, detrimental to the rural character and appearance of the area and of harm to the Landscape Character Area, contrary to policies SS1, SP1, HP2, HP5, QL1, EN1 and QL4 of the Kent and Medway Structure Plan, and Thanet Local Plan Policies H1, D1, TR1, CC1 and CC2, which seek to concentrate development at appropriate locations within the confines of existing urban areas and rural settlements, thereby conserving and enhancing the character, quality and functioning of the countryside.

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

GROUND:

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

2. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of visual amenity in accordance with Policies D1 and CC1 of the Thanet Local Plan.

3. The design and method of construction of the means of access shall be submitted to, and agreed in writing by, the Local Planning Authority prior to commencement of the construction of the access hereby permitted.

GROUND:

In the interests of highway safety.

4. No development shall take place until details of the means of foul and surface water disposal have been submitted to and agreed in writing by the Local Planning Authority.

The development shall be carried out in accordance with such details as are agreed.

GROUND:

To prevent pollution in accordance with policy EP13 of the Thanet Local Plan

5. If, during development, contamination not previously identified, is found to be present at the site, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The proposed works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the Thanet Local Plan Policy EP4 and EP13.

6. 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 permitted being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety in accordance with Thanet Local Plan Policy TR16.

7. No development shall take place until full details of both hard and soft landscape works have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved.

These details shall include:-

(1) details of existing trees, shrubs and hedges to be retained and details of new trees, shrubs, hedges and grassed areas to be planted, together with details of the species and method of planting to be adopted.

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

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

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. 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 in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with the Thanet Local Plan policies HE11 and HE12.

10. No development shall take place until details of sound insulation for the dwellings to achieve a minimum level of sound insulation of 30dB 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.

GROUND:

In the interests of residential amenity and in pursuance of policy D1 and EP8 of the Thanet Local Plan.

11. Prior to the first occupation of the dwelling hereby approved, a sight line measuring 2m x 23m to the right hand side of the access shall be provided and

thereafter maintained with no obstruction above 1m in height.

GROUND:

In the interests of highway safety.

12. Prior to the first occupation of the development hereby permitted, visibility splays of 2 metres by 23 metres shall be provided to the vehicular access and thereafter maintained with no obstruction above 0.6 metres in height.

GROUND:

In the interest of highway safety

F/ TH/ 08/0577

ANNEX 2

LAND AT BRAMWELL COURT ADJ WILD THYME BRAMWELL COURT, LAUNDRY ROAD, MINSTER, RAMSGATE

Erection of a detached dwelling and garage

RECOMMENDATION:

REFUSE for the following reasons:

- 1 The application site lies outside the built up area boundary of any settlement and, as such, the proposed development would constitute the unsustainable development of fresh land in the countryside, unrelated to local need and without any special agricultural or other justification, detrimental to the rural character and appearance of the area and of harm to the Landscape Character Area, contrary to policies SS1, SP1, HP2, HP5, QL1, EN1 and QL4 of the Kent and Medway Structure Plan, and Thanet Local Plan Policies H1, D1, TR1, CC1 and CC2, which seek to concentrate development at appropriate locations within the confines of existing urban areas and rural settlements, thereby conserving and enhancing the character, quality and functioning of the countryside.

SITE, LOCATION AND DESCRIPTION

The application site lies within the open countryside, on the east side of Laundry Road. The site is laid to grass and is bounded by semi-mature trees. To the north is a detached house known as Wild Thyme, an off-street car parking area and a terrace of 6 cottages, while to the northwest and southwest are two detached properties and a pair of semi-detached houses.

RELEVANT PLANNING HISTORY

There is an extensive planning history relating to the site, and to the wider area known as Land Adjacent 6 Laundry Road, Minster, which is summarised below:

- In 1985, the erection of 2 houses and garages was approved by Members as a departure to established policy given the perceived benefits of removing an existing of industrial/commercial use and buildings from the site (reference 82/0892)
- This consent was renewed in 1989 under reference 89/0124 and in 1991 under reference 91/1083, by which time the industrial buildings had been removed
- In 1994 a planning application for 6 dwellings was refused as the site lay outside the confines of any settlement and detracted from the landscape character (under reference 94/0854)

- In 1995 this application was resubmitted and approved by Members as the proposal provided parking for residents and would tidy up an overgrown site (under reference 95/0915)
- An outline application for 3 detached dwellings with garages was approved given the above extant consent (reference 98/0066)
- A full application for plot 2 of the above-mentioned consent was approved with an amended design given (reference 98/0482)
- A variation of condition application was approved in 2001 to allow further 3 years in which to submit reserved matters (reference 01/0726)
- In 2004 a full application for 2 detached 4bed dwellings was refused on design grounds, though the site was allocated for residential use on the Isle of Thanet Local Plan 1998 Proposals Map (reference 04/0219)
- A renewal of consent for 3 dwellings was approved in 2004 as the site was allocated in revised deposit draft (reference 04/1418)
- In 2005 the reserved matters of plot 1 of 98/0066 were approved and the dwelling has subsequently been constructed.
- In 2007 a full planning application (reference 07/1488) for a detached dwelling and garage and an outline application (reference 07/1487) for a detached dwelling and garage including access were submitted and subsequently withdrawn.

PROPOSED DEVELOPMENT

This application is for the erection of a dwelling and garage. The proposed dwelling is detached dwellings with accommodation over three floors, of a traditional design, with a pitched tiled roof, multi-stock brick walls with feather-edge stained weatherboarding and timber windows.

PLANNING POLICIES

Thanet Local Plan (2006)

Policy H1 refers to new residential development

Policy TR1 relates to the location of new development

Policy TR11 refers to pedestrian movement

Policy TR16 relates to car parking provision

Policy D1 refers to design and layout of new development

Policies HE11 and 12 relate to archaeology

Kent and Medway Structure Plan (2006)

Policy SP1 seeks to achieve a sustainable pattern and form of development

Policy HP1 refers to housing provision and distribution

Policy HP2 relates to new residential development

Policy HP5 refers to housing in the countryside

Policy TP3 relates to transport and the location of development

Policy TP12 refers to development and highway safety

Policy QL1 relates to high quality development

Policy TP19 refers to car parking standards

NOTIFICATIONS

Neighbouring property owners were notified and a site notice was displayed. No letters of objection have been received.

Minster Parish Council support the proposal.

CONSULTATIONS

The Environment Agency has raised no objection to the proposal, but advise that the site is within a source protection zone.

Southern Water do not wish to comment on this application.

Kent County Council's Archaeological Officer advises that there is a high concentration of archaeological features in the vicinity of the site, and as such a condition requiring a programme of archaeological work prior to the commencement of the development.

Kent Highway Services raise concern that the site is remote from any local schools, bus routes or amenities, and reliance on the private car will be high in this location, but raise no objection to the detail of the access arrangements.

COMMENTS

The application is brought before Members at the request of Cllr Roberts on the grounds that the planning history of the site and the individual circumstances of the applicant are such that planning permission should be granted.

As the application site lies outside the built up area of any settlement it must be considered to rest

within the open countryside. Policies of rural restraint operate within these areas and it must therefore be considered whether there are any material circumstances that justify an exception to these policies. I consider that the main issues in determining this application are the principle of development, the visual impact of the proposal, impact upon neighbouring occupiers, highway safety and archaeology matters.

Principle of Development

The site lies outside the settlement boundary and the proposal for residential development is not acceptable in principle, on the grounds of both local and county policies as well as government advice. Furthermore, the site does not fall within the definition of previously developed land, and as such the proposal is contrary to policy H1 of the Local Plan which aims to locate residential development in the existing built up areas and resists new development on Greenfield land.

There is a history of planning permissions on this site, however these have all now lapsed and cannot be implemented. Notwithstanding this, previous applications were approved, balancing the policy objections with the view by Members that at that time the redevelopment of the site would result in the removal of an industrial use, provide off-street car parking and improve the appearance of the area. That specific land use has now been removed for more than 10 years and a parking area is in existence.

The principle is therefore against residential development of this site. The applicant contends that the planning history is a relevant consideration in the determination of this application, albeit that these consents have lapsed, and that the Council has previously accepted the principle of development on this site, including legal undertakings to provide parking and cease the use of the land for industrial purposes. As the Council's aims to remove the industrial use of the land and provide parking have now been met, I consider that there is now no justification to set aside the strong policy objections that resist new residential development in the countryside.

Visual Impact

The proposed development would introduce additional buildings in the countryside, and although the detailed design is considered acceptable, the proposal would result in the consolidation of buildings in the area, reducing the openness and eroding the rural character and appearance of the area contrary to local and structure plan policy.

Impact on Neighbouring Residents

The separation distance between existing properties and the proposed dwelling are considered sufficient to prevent any loss of light, privacy or sense of enclosure to neighbouring residents.

Highway Safety

The access arrangements to this site are considered satisfactory, and an acceptable level of off-street parking has been provided to serve the dwelling. Highway safety and convenience are therefore considered to be protected.

Archaeology

In order to protect archaeological features in the area it would be appropriate to require a programme of archaeological work should planning permission be granted.

Summary

To summarise, the application site lies within open countryside where policies dictate that new development will not be permitted unless material considerations justify an exception to government guidance and development plan policy. In the opinion of the Local Planning Authority there are no circumstances which justify the granting of permission in this case.

Case Officer

CHERRY BUTCHER

Background papers:

Kent Highway Services comments dated 02 May 2008

Environment Agency comments dated 19 May 2008

KCC Archaeological Officer comments dated 15 May 2008

Southern Water comments dated 14 May 2008

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PLOT 1 (FORMER CASTLEMERE HOTEL SITE), WESTERN ESPLANADE, BROADSTAIRS

To: **Council– 9 October 2008**

By: **Head of Development Services**

Classification: **Unrestricted**

Ward: **Viking**

Summary: The application for renewal of planning permission for the erection of a detached three story dwelling with integral garage at Plot 1 (Former Castlemere Hotel Site), Western Esplanade, Broadstairs has been referred to Council for decision as it represents a departure from the Thanet Local Plan.

For Decision

1.0 Introduction and Background

1.1 At planning committee on 17 September 2008 it was resolved to refer the planning application for the erection of a detached house to Council for decision with a recommendation that planning permission be granted subject to conditions. The application represents a departure from the Local Plan policy H1 of the Thanet Local Plan which states that permission for new residential development will be permitted "...only on previously developed land within the existing built up confines...". Therefore the application represents a departure from the Local Plan and in accordance with the Constitution for Thanet District Council the matter is referred to Council for decision.

2.0 The Current Situation

2.1 The planning committee after having considered the application is of the view that the application should be approved on the grounds that the development would complete the streetscene and remove a gap that currently does nothing to enhance the character of the area. Furthermore, the site benefits from a previous planning permission for a dwelling of a different design than that currently proposed and that dwelling could still be built. For these reasons the planning committee judged that the proposed development would be an acceptable departure from policy. A copy of the officer report to planning committee, is attached to this report.

3.0 Options

3.1 Members have the option to refuse the application for the reason set out in the advisory note which is attached to this report or to approve the application in accordance with the recommendation by the planning committee for the reasons set out in the advisory note attached to this report.

4.0 Implications

4.1 Financial

- 4.1.1 A refusal of planning permission may result in the submission of an appeal, which may incur financial costs should external assistance be required in preparing and presenting the Council's case. Furthermore, Members are advised that, should the appeal be in the form of a hearing or Public Inquiry, and if the appellant applies for costs, there is a risk that an awarded could be made against the Council.

4.2 Legal

- 4.2.1 A decision to refuse planning permission may result in an appeal and the need for legal assistance in response. Should the appeal be in the form of a Public Inquiry, it may be necessary to appoint external assistance.

4.3 Corporate

- 4.3.1 Consideration of the planning application relates to the corporate aim of pride in developing the local economy and improving the local environment in a sustainable manner.

4.4 Equity and Equalities

- 4.4.1 There are no specific equity or equality issues that need to be taken into account in this report.

5.0 Recommendation

- 5.1 To grant planning permission subject to the conditions set out in the advisory note

6.0 Decision Making Process

- 6.1 Council to decide

Contact Officer: Simon Thomas, Planning Applications Manager ext 7752

Background Papers

None

Annexes

Annex I Briefing note

Annex II Officer report to Planning Committee on 17 September 2008

COUNCIL MEETING

ANNEX 1

ADVISORY NOTE

The following Advisory Note sets out the grounds of refusal or conditions to be imposed on granting the application (also attached is a copy of the Head of Development Services report to Committee) :-

<u>MINUTE</u>	RN/TH/08/0800
LOCATION	PLOT 1 (FORMER CASTLEMERE HOTEL SITE), WESTERN ESPLANADE, BROADSTAIRS
PROPOSAL	RENEWAL OF PLANNING PERMISSION F/TH/03/0469 FOR THE ERECTION OF A DETACHED 3-STOREY DWELLING WITH INTEGRAL GARAGE, BEING AN AMENDMENT OF PLANNING CONSENT F/TH/02/0793

REASONS FOR REFUSAL

CONDITIONS FOR APPROVAL

1. The application site is not previously developed land, and therefore new residential development will not be permitted. The proposal will therefore be contrary to Policy H1 of the Thanet Local Plan.

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

GROUND:

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

2. Details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any works.

GROUND:

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

3. The design and method of construction of the means of access shall be submitted to, and agreed in writing by, the Local Planning Authority prior to commencement of the construction of the access hereby permitted.

GROUND:

In the interests of highway safety.

4. 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 permitted being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall subsequently be thereafter maintained for that purpose.

GROUND:

In the interests of highway safety in accordance with Isle of Thanet Local Plan Policy TR8.

5. Prior to the first occupation of the residential unit visibility splays of 2 metres by 2 metres shall be provided, and thereafter maintained, to the access to Western Esplanade in accordance with details to be submitted in plan form and approved in writing by the Local Planning Authority.

GROUND:

In the interest of highway safety.

6. The proposed balcony railings hereby approved shall be vertical and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Such details shall be implemented concurrently with the development and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

7. Solid 2m high screens to the balconies shall be provided prior to the first use of the dwellings and thereafter maintained. Details of which shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such details as are agreed shall be implemented concurrently with the development and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of the amenities of adjoining occupiers, in accordance with Thanet Local Plan Policy D1.

8. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, C of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no rear extensions, additions, or other such structure shall be erected to the rear or side of the dwelling hereby permitted; no windows, roof lights, dormer windows or other form of opening shall be installed or otherwise provided within any side wall, roof slope, or gable end of the dwelling hereby approved without the prior written consent 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.

9. Not less than 6 cycle parking spaces shall be provided within the curtilage of the site prior to the first occupation of the dwelling hereby approved. The spaces provided shall be thereafter maintained for that purpose.

GROUND:

In the interests of sustainable forms of transport, in accordance with Policy TR12 of the Thanet Local Plan.

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Agenda Item 8 Annex 8

RN/ TH/ 08/0800

ANNEX 2

PLOT 1 (FORMER CASTLEMERE HOTEL SITE), WESTERN ESPLANADE, BROADSTAIRS, KENT

Renewal of planning permission F/TH/03/0469 for the erection of a detached three storey dwelling with integral garage, being an amendment of planning consent F/TH/02/0793

RECOMMENDATION: Recommendation to Council

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

GROUND:

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

- 2 Details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any works.

GROUND:

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

- 3 The design and method of construction of the means of access shall be submitted to, and agreed in writing by, the Local Planning Authority prior to commencement of the construction of the access hereby permitted.

GROUND:

In the interests of highway safety.

- 4 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 permitted being brought into use, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall subsequently be thereafter maintained for that purpose.

GROUND:

In the interests of highway safety in accordance with Isle of Thanet Local Plan Policy TR8.

- 5 Prior to the first occupation of the residential unit visibility splays of 2 metres by 2 metres shall be provided, and thereafter maintained, to the access to Western Esplanade in accordance with details to be submitted in plan form and approved in writing by the Local Planning Authority.

GROUND:

In the interest of highway safety.

- 6 The proposed balcony railings hereby approved shall be vertical and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Such details shall be implemented concurrently with the development and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

- 7 Solid 2m high screens to the balconies shall be provided prior to the first use of the dwellings and thereafter maintained. Details of which shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such details as are agreed shall be implemented concurrently with the development and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of the amenities of adjoining occupiers, in accordance with Thanet Local Plan Policy D1.

- 8 Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, C of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no rear extensions, additions, or other such structure shall be erected to the rear or side of the dwelling hereby permitted; no windows, roof lights, dormer windows or other form of opening shall be installed or otherwise provided within any side wall, roof slope, or gable end of the dwelling hereby approved without the prior written consent 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.

- 9 Not less than 6 cycle parking spaces shall be provided within the curtilage of the site prior to the first occupation of the dwelling hereby approved. The spaces provided shall be thereafter maintained for that purpose.

GROUND:

In the interests of sustainable forms of transport, in accordance with Policy TR12 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is located along Western Esplanade, where there is a row of large detached properties, of varying scale, height and design. The properties within the street are generally 2-storey in height, although there is evidence of 3-storey development within the street. The plot forms part of what was originally a larger site used for a hotel. The site has been split into 3 plots, with two of the plots already developed. The plot of the proposed site is currently a vacant grassed area, with a timber

fence existing along the side and rear boundaries, and a brick wall existing along the front boundary.

PLANNING HISTORY

A full planning application was submitted in 2000 for the erection of three detached dwellings with integral garages, following the demolition of the existing hotel. The application was granted in October 2000.

A full planning application was submitted in 2002 for the erection of a detached dwelling, being an amendment to planning consent F/TH/00/0438. The application was granted in January 2003.

A planning application was submitted in 2003 for the erection of a detached dwelling, being an amendment to planning consent F/TH/02/0793. The application was granted in June 2003.

PROPOSED DEVELOPMENT

The application is for the renewal of planning consent F/TH/03/0469, which is for the erection of a detached 3-storey dwelling, with an integral garage, front balconies, and rear conservatory.

PLANNING POLICIES

Relevant planning policies are:

Thanet Local Plan

Policy H1 - New housing

Policy D1 - Design

Policy TR12 - Cycle parking

Policy TR16 - Parking provision

Kent and Medway Structure Plan

Policy QL1 - Design

NOTIFICATIONS

Site notice posted and neighbouring occupiers notified. No letters of objection received.

Broadstairs Town Council raise no objections.

CONSULTATIONS

Kent Highways raise no objections to the proposed dwelling, subject to cycle parking being provided.

COMMENTS

This application has been brought before Members as a departure from the Local Plan.

The main issues to consider as identified within the development plan are the principle of development, the impact of the development on the surrounding area, and the impact on highway safety.

Principle of Development

The site is not considered to be previously developed land, as the previous use as a hotel site has been abandoned through the demolition of the hotel, and whilst two thirds of the original hotel site have been developed, this plot has been left undeveloped and is now separated from the neighbouring land by a fence. Policy H1 of the Thanet Local Plan states that 'residential

development on non-allocated sites will be permitted only on previously developed land within existing built-up confines'. My view, however, is that in this instance there are special factors that should be considered and weighed against this policy objection to the principle of development of this site.

Firstly the proposal is supported by Policy D1 of the Thanet Local Plan, which supports new development that enhances the character or appearance of the surrounding area. This site is the only empty plot within a long street of large detached well-designed dwellings, thus the approval of this application for the erection of a dwelling on this plot would help to complete the street scene. The site falls within neither the conservation area nor an area of high town scape value, thus the protection of the open space is not considered to be fundamental, and furthermore the existing gap does nothing to enhance the character of the area. The development of the site, as was originally intended through the original full application for 3 detached dwellings, is considered to be the necessary route for the enhancement of the area.

It is also relevant to consider the fall back position that exists. An application was originally approved for 3 detached dwellings, and 2 of these have since been erected. Through the erection of these 2 dwellings, the planning permission for the 3 sites has been implemented. The third dwelling could therefore be erected in accordance with this permission, without any time constraints being enforced, and as such the weight of the fall back position along with the visual benefits to the street scene of developing the site provides sufficient justification to outweigh the policy objections to the principle. The subsequent planning permissions in 2002 and 2003, for an amendment to the original consent, cannot be implemented; however, the existence of the original consent makes it difficult to refuse any future consents on the basis that there is a existing permission allowing the development of this site.

Impact on Surrounding Area

This application is for a renewal of the previous consent. No circumstances have changed in the immediate area, therefore the impact on the surrounding street scene and neighbouring properties is considered to be acceptable, in accordance with the previous approval.

Impact on Highway Safety

Kent Highways have raised no objections to the proposed development, subject to cycle parking being provided at one space per bedroom.

To conclude, it is recommended that this application be referred to Council with a recommendation for approval for the reasons outline above.

Case Officer
EMMA FIBBENS

APPOINTMENT OF MONITORING OFFICER

To: **Council – 9 October 2008**

By: **Democratic Services and Scrutiny Manager**

Classification: **Unrestricted**

Ward: **Not applicable**

Summary: **To agree the process for appointing a Monitoring Officer.**

For Decision

1.0 Introduction and Background

- 1.1 The post of “monitoring officer” is a statutory appointment. Under section 5 of the Local Government and Housing Act 1989, a district Council must designate one of its officers as “monitoring officer”. It must be a duty of the monitoring officer to prepare a report to Council where the monitoring officer believes that a proposed action by the Council (a committee, sub-committee and so on) would be unlawful or be likely to lead to misadministration or injustice.
- 1.2 The Local Government Act 2000 extended the role of the monitoring officer to include managing the Council’s “ethical framework”; including all processes relating to local Standards Committees.
- 1.3 In a district council, the monitoring officer can not be the head of the paid service (i.e. Chief Executive) or the chief financial officer (i.e. Head of Financial Services).
- 1.4 An extract from the Council’s constitution is included at Annex 1 showing the principal duties of Thanet Council’s monitoring officer.

2.0 The Current Situation

- 2.1 Until recently Paul Moore, a Corporate Director, fulfilled the role of monitoring officer. Mr. Moore ceased employment with the Council on 28 September. On an interim basis, the Chief Executive has appointed Miles Smith to act as the Council’s monitoring officer, pending a permanent appointment being made to the post of Head of Legal & Democratic Services, which now includes the monitoring officer role for the Council.
- 2.2 The Democratic Services and Scrutiny Manager has the role of deputy monitoring officer.

3.0 The Way Forward

- 3.1 It is suggested that Council establishes a Member Working Party to appoint the Head of Legal and Democratic Services (including advising on the short-listing process, interviewing short-listed candidates and determining the successful candidate) and inform Council of the outcome of that process.

3.2 The membership of the Working Party is suggested as:

- 3 members of the Conservative Group
- 2 members of the Labour Group

3.3 It is suggested that independent members of the Standards Committee will be invited to attend the Working Party, but would not be formal voting members of it.

4.0 Corporate Implications

4.1 Financial

4.1.1 Budget provision has already been made for the post of Head of Legal and Democratic Services.

4.2 Legal

4.2.1 This is a statutory appointment under the Local Government and Housing Act 1989 and Local Government Act 2000, as explained within the report.

4.3 Corporate

4.3.1 The monitoring officer has a crucial role to play in ensuring good corporate governance, not just in terms of probity and lawfulness, but as a pivotal point in the Council's overall decision-making process.

4.4 Equity and Equalities

4.4.1 There are no direct equity or equalities issues arising from this report.

5.0 Recommendation(s)

5.1 That Council establishes a Member Working Party to appoint the Head of Legal and Democratic Services (monitoring officer) and inform Council of the outcome.

5.2 That the Working Party has a membership of three members of the Conservative Group and two members of the Labour Group.

6.0 Decision Making Process

6.1 This is a Council decision.

Contact Officer:	Glenn Back, Democratic Services and Scrutiny Manager, ext.7187
Reporting to:	Richard Samuel, Chief Executive

Annex List

Annex 1	Extract from Constitution showing the principal duties of the Council's monitoring officer.
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Background Papers

Title	Details of where to access copy
<i>None</i>	

Corporate Consultation Undertaken

Finance	Sarah Martin, Legal Services Manager
Legal	Peter Reilly, Acting Legal Services Manager

ANNEX 1

Extract from Constitution showing the principal duties of the Council's monitoring officer.

- (a) **Maintaining the Constitution.** The Monitoring Officer will maintain an up-to-date version of the Constitution and will ensure that it is widely available for consultation by members, staff and the public.
- (b) **Ensuring lawfulness and fairness of decision making in accordance with the powers and duties contained in the Local Government and Housing Act 1989.** After consulting with the Head of Paid Service and Chief Finance Officer, the Monitoring Officer will report to the full Council or to the Cabinet in relation to an Executive function if he/she considers that any proposal, decision or omission would give rise to unlawfulness or if any decision or omission has given rise to maladministration.

Such a report will have the effect of stopping the proposal or decision being implemented until the report has been considered.
- (c) **Supporting the Standards Committee.** The Monitoring Officer will contribute to the promotion and maintenance of high standards of conduct through provision of support to the Standards Committee.
- (d) **Receiving reports.** The Monitoring Officer will receive and act on reports made by ethical standards officers and decisions of the case tribunals.
- (e) **Conducting investigations.** The Monitoring Officer will conduct investigations into matters referred by ethical standards officers and make reports or recommendations in respect of them to the Standards Committee.
- (f) **Proper officer for access to information.** The Monitoring Officer will ensure that Cabinet decisions, together with the reasons for those decisions and relevant officer reports and background papers are made publicly available as soon as possible in accordance with this Constitution.
- (g) **Advising whether Cabinet decisions are within the budget and policy framework.** The Monitoring Officer will advise whether decisions of the Cabinet are in accordance with the budget and policy framework.
- (h) **Providing advice.** The Monitoring Officer will provide advice on the scope of powers and authority to take decisions, maladministration, financial impropriety, probity and budget and policy framework issues to all Councillors.
- (i) **Restrictions on posts.** The Monitoring Officer cannot be the Chief Finance Officer or the Head of Paid Service.

KENT LOCAL AREA AGREEMENT 2 – PRIORITIES, NATIONAL INDICATORS AND TARGETS

To: **Council – 9 October 2008**

Main Portfolio Area: **Leader**

By: **Sophie Chadwick, Corporate Improvement Manager**

Classification: **Unrestricted**

Ward: **All Wards**

Summary: **Kent Agreement 2 headline priorities and proposed National Indicators.**

For Decision

1.0 Introduction and Background

- 1.1 The aim of Local Area Agreements (LAAs) is to set priorities for a local area, join up public services more effectively and simplify some central funding, thereby allowing greater flexibility for local solutions to local priorities and circumstances.
- 1.2 Kent Agreement 2 (KA2 – the LAA for Kent) is a 3-year agreement between Central Government and Local Government bodies in Kent. It forms part of a wider range of objectives, activities and outcomes that Kent's public sector bodies actively engage in to serve their communities. The Agreement sets out the priorities for Kent in the form of outcomes, supported by relevant National Indicators (negotiated from the National Set of 198 NI's) and targets agreed with LAA members and signed off by the Secretary of State.
- 1.3 Under the terms of the Local Government and Public Involvement in Health Act 2007, the Council has a duty to participate in KA2. All district and borough councils in the county are subject to that duty, along with a number of other public sector bodies including Kent Police, Kent Fire & Rescue Service and the Primary Care Trusts.

2.0 The Current Situation

- 2.1 Each LAA can have up to 35 indicators selected from the National Framework of 198 National Improvement Indicators. The selection of the chosen 35 National Indicators for KA2 has been subject to an intensive negotiation period over the past six months between Government Office for the South East (GOSE) and local partners, to ensure both local and national priorities are reflected in the final Agreement. The negotiations have taken place with GOSE through a multi-agency group under the umbrella of the Kent Partnership (the county wide Local Strategic Partnership). The views of the four East Kent District Councils have been represented at all negotiation meetings by the Senior Policy Officer at Dover District Council.
- 2.2 A full list of the National Indicators for KA2 is attached in Annex 1.
- 2.3 As part of the target setting process, baseline statistics and trends have been identified where available in order to make an informed judgement on an appropriate three-year

target for Kent. Where the county target has been proposed, this can be seen in Annex 1. However, there are still some that are outstanding. This is largely due to Government delays in releasing the final technical definitions for some indicators; or where an indicator is new, a baseline may not be able to be set for the first year (e.g. those reliant on the new Place Survey; the first due to take place in Autumn 2008).

- 2.4 Kent County Council is the lead responsible Local Authority and Accountable Body for KA2 and District Councils have a statutory duty under the Local Government & Involvement in Public Health Act 2007 to co-operate in delivering the targets.
- 2.5 Within Kent, it has been agreed that each LSP will develop a Local Action Plan, outlining its proposed contribution to the Kent Agreement targets. As East Kent has established a joint Local Strategic Partnership, it is developing an East Kent Local Action Plan, rather than having individual district local action plans. The draft Local Action Plan is currently being prepared with the aim of completion by the end of September.
- 2.6 Thanet will be monitoring its contribution through the existing performance reporting framework i.e. the monthly and quarterly packs and annual report.
- 2.7 A report went to Cabinet on 12th June and Cabinet recommended that the Council sign-up to KA2 and delegate authority to the Chief Executive to agree specific targets against the KA2 national indicators. The record of the recommendation is attached in Annex 2.
- 2.8 Cabinet's recommendation has now been brought to Council for ratification.

3.0 Options

- 3.1 To accept the recommendations outlined in Section 5.
- 3.2 Not to accept the recommendations and to propose an alternative option.

4.0 Corporate Implications

4.1 Financial

- 4.1.1 There are no specific costs associated with this work that are not already covered within the Council's budget.

4.2 Legal

- 4.2.1 District Councils have a statutory duty under the Local Government & Involvement in Public Health Act 2007 to co-operate in delivering the targets for their Local Area Agreement.

4.3 Corporate

- 4.3.1 Within the Corporate Plan, under Theme 6 (Modern Council), there is a project to ensure Thanet is fully represented in East Kent by contributing to the new East Kent Local Strategic Partnership and representing Thanet's priorities in the Sustainable Community Strategy.

4.4 Equity and Equalities

- 4.4.1 Equality Impact Assessments will be carried out as part of the action planning process to ensure that all needs of the community are taken into account.

5.0 Recommendation(s)

- 5.1 In line with our duty to co-operate within the Local Area Agreement, it is recommended that Thanet District Council, as a statutory partner, signs up to support the delivery of Kent Agreement 2 headline priorities and National Indicators.
- 5.2 Authority is delegated to the Chief Executive to agree specific targets for Thanet to adopt formally through the East Kent Local Action Plan.

6.0 Decision Making Process

- 6.1 This is a key decision to go to Council

Contact Officer:	Adrian Halse, Corporate Project Officer, 7209
Reporting to:	Sophie Chadwick, Corporate Improvement Manager, 7180

Annex List

Annex 1	Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators
Annex 2	Record of Decision of Cabinet – 12 th June 2008

Background Papers

None.

Corporate Consultation Undertaken

Finance	Sue McGonigal
Legal	Paul Moore

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Annex 1: Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Those highlighted in bold are the responsibility of the district councils

	Indicators reported at a district level, which are collected and reported by other organisations
	District LA Responsibility to Collect and/or Report Data
	Place Survey Indicators
	CDRP Indicators

Annex 1: Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Theme	Headline Priorities	National Improvement Indicators (Super Indicators are shown with a '*')	Baseline (where available)	Proposed County target (where available)	Facilitating Officer and Contact Details	Proposed partners to sign-up to the target and any which are acting as lead partner/s (shown with a '*')	Spatial Level, Data Source & Collection Interval
Economic Success – Opportunities For All	Improving enterprise, competitiveness and productivity	NI163 Proportion of population aged 19-64 for males and 19-59 for females qualified to at least level 2 or higher*	67.50%	+8% over baseline	Ahmad Eslami, Learning & Skills Council, ahmad.eslami@lsc.gov.uk	Learning & Skills Council* KCC (Adult Education & KASS), Kent Probation, Business Link Kent, Kent Economic Board (Employment Skills Board), SEEDA	Regional (LSC) and County DIUS from ONS Annual Population Survey (%) (annual)
		NI171 New business registration rate	Not available until November	Not available until November	Tony Bartlett, Business Link Kent, tony.bartlett@businesslinkkent.co.uk and Steve Arnett, KCC. Steve.arnett@kent.gov.uk	Business Link Kent* Kent County Council* KCC (E&R), Kent Economic Board, District Councils (to be named), Locate in Kent	District (ONS) DBERR through ONS (rate per 10,000) (calendar year)
	Promoting Pathways to economic independence	NI152 Working age people on out of work benefits	9.9%	9.4%	Philip Sturt, Jobcentre Plus, philip.sturt@jobcentreplus.gsi.gov.uk	Jobcentre Plus* KCC, District Councils (to be named), DWP	District (Job Centre +) Work & Pensions Longitudinal Study Quarterly (%)
	Creating a low carbon and climate change resilient economy	NI 188 Planning to adapt to climate change	Level 1	Level 3	Alison Cambray, Central Policy Unit, KCC, alison.cambray@kent.gov.uk	Kent County Council* District Councils (to be named), Environment Agency, Kent Fire & Rescue Service, , Business Link Kent	District & County Local Authorities Annual (No. 1-4) (Apr-Mar)

Annex 1: Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Theme	Headline Priorities	National Improvement Indicators (Super Indicators are shown with a '*')	Baseline (where available)	Proposed County target (where available)	Facilitating Officer and Contact Details	Proposed partners to sign-up to the target and any which are acting as lead partner/s (shown with a '*')	Spatial Level, Data Source & Collection Interval
Learning For Everyone	Raising aspirations and transforming skills for young people and adults	NI161 Number of Level 1 qualifications (including ESOL) achieved*	4168	4825	Ian Forward, Adult Education, KCC, ian.forward@kent.gov.uk	Kent County Council* Learning & Skills Council, Kent Probation	County (LSC) LSC Individualised Learner Record Annually (academic yr – Aug:Jul) No.
		NI162 Number of entry level qualifications in numeracy achieved *	46	53	Ian Forward, Adult Education, KCC, ian.forward@kent.gov.uk	Kent County Council* Learning & Skills Council, Kent Probation	County (LSC) LSC Individualised Learner Record Annually (academic yr) No.
	Enhancing education, employment and training opportunities	NI117 16-18 year olds who are not in education, employment or training (NEET)*	5.27%	4.70%	Karla Phillips, CFE Policy, KCC, karla.phillips@kent.gov.uk	Kent County Council* Kent Children’s Trust, LSC, Connexions	County (LA’s/Connexions) Client Caseload information System (CCCIS) Monthly (Nov-Jan used to monitor targets) (%)
	Undesignated (Local) Target 178	NI 178 Achievement of 5 or more A* - C grades at GCSE or equivalent including English and Maths	31 schools	0 Schools	TBC	TBC	TBC
		16 DCSF Statutory Indicators: NI72, NI73 or 76, NI74 or 77, NI75 or 78, NI83, NI87, NI92, NI93, NI94, NI95, NI96, NI97, NI98, NI99, NI100, NI101	-	-	Karen Mills, CFE Policy, KCC, karen.mills@kent.gov.uk	Kent County Council*, Kent Children’s Trust	
Improved Health, Care & Wellbeing	Reduce inequalities in health and wellbeing	NI120 All-age all cause mortality rate*	All persons 565	512	Caroline Davis, Eastern & Coastal Kent PCT, caroline.davis@ekcpct.nhs.uk	Primary Care Trusts* KCC, District Councils (to be named), Voluntary & Community Sector	District (National Centre for Health Outcomes Development) ONS Annually (calendar) (rate per 100,000 pop)

Annex 1: Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Theme	Headline Priorities	National Improvement Indicators (Super Indicators are shown with a '*')	Baseline (where available)	Proposed County target (where available)	Facilitating Officer and Contact Details	Proposed partners to sign-up to the target and any which are acting as lead partner/s (shown with a '*')	Spatial Level, Data Source & Collection Interval
		NI55 Obesity in primary school age children in reception*	9.4%	9.7%	Caroline Davis, Eastern & Coastal Kent PCT, caroline.davis@ekcpct.nhs.uk	Kent County Council* KCC (schools), Kent Children's Trust, PCTs, Early Years Provider	County & Primary Care Trust Annual (with req't to collect data during school year) Whole number in lines (1-5)
	Reducing drug and alcohol misuse and the harm it causes	NI39 Rate of hospital admissions per 100,000 for Alcohol related harm	1096.6	1383.5	Caroline Davis, Eastern & Coastal Kent PCT, caroline.davis@ekcpct.nhs.uk	Primary Care Trusts* Kent Police, Hospital Trusts, KDAAT, Kent Fire & Rescue Service	Primary Care Trust/county DoH – Hospital episode stats Quarterly (rate per 100,000)
		NI40 Number of Drug users recorded as being in effective treatment	2032	2177	Angela Slaven, KDAAT, KCC, angela.slaven@kent.gov.uk	KDAAT/KCC* Kent Probation, Primary Care Trusts	County (Local drug ptn) National Treatment Agency through the Nat'l Drug Treatment Monitoring System Annual (no.)
	Helping people live life independently	NI125 Achieving independence for older people through rehabilitation/intermediate care	74%	80%	Debra Exall, Kent Adult Social Services, KCC, debra.exall@kent.gov.uk	Kent County Council* Primary Care Trusts	County (local authorities) Social Care Key stats collection Annual (%)
	Improve mental health, care and wellbeing	NI51 Effectiveness of child and adolescent mental health (CAMHs) services	12	14	Duncan Ambrose, CFE, KCC, duncan.ambrose@kent.gov.uk	Kent County Council* Kent Children's Trust, Primary Care Trusts, Mental Health Trusts	PCT/County CAMHS mapping Annual (no's 4-16)
Environmental Excellence	Sustainable flood and water risk management	NI189 Flood and coastal erosion risk management	0%	90% of LA actions being undertaken satisfactorily	Carolyn McKenzie, E&R, KCC, carolyn.mckenzie@kent.gov.uk	Kent County Council, Kent Fire & Rescue Service, Environmental Excellence Group, Kent Environment Directors	District and County (Env Agency) Env Agency in accordance with supervisory duty Annual (%)
	Reducing Kent's carbon footprint	NI186 Per capita CO2 emissions in the LA area*	7.8 tonnes	11.2% reduction (+/- 2.5%)	Alison Cambray, Central Policy Unit, KCC, alison.cambray@kent.gov.uk	District Councils, Environmental Excellence Group, Kent Environment Directors	District and County DEFRA local CO2 emissions publication (Autumn) Annual (spreadsheet)

Annex 1: Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Theme	Headline Priorities	National Improvement Indicators (Super Indicators are shown with a '*')	Baseline (where available)	Proposed County target (where available)	Facilitating Officer and Contact Details	Proposed partners to sign-up to the target and any which are acting as lead partner/s (shown with a '*')	Spatial Level, Data Source & Collection Interval
	Sustainable management of waste	NI191 Residual household waste per household	860 kg	704 kg	Richard Wilson, Sevenoaks District Council, richard.wilson@sevenoaks.gov.uk and Carolyn McKenzie, E&R, KCC,	District Councils, Environmental Excellence Group, Kent Environment Directors	District and County (LAs) WasteDataFlow Financial Year Kg per household
	Protecting and enhancing biodiversity and landscape in Kent	NI197 Improved Local Biodiversity -Proportion of local sites where positive conservation management has been or is being implemented	231	266	Carolyn McKenzie, E&R, KCC, carolyn.mckenzie@kent.gov.uk	Environmental Excellence Group, Kent Environment Directors	District & County (LAs) Local Sites Partnerships (if external) Annual (%)
Stronger & Safer Communities	Improving the quality and appearance of the street scene and open spaces	NI195 Improved street and environmental cleanliness (levels of litter, detritus, graffiti and fly posting)	8%	5%	Richard Wilson, Sevenoaks District Council, richard.wilson@sevenoaks.gov.uk and Carolyn McKenzie, E&R, KCC, carolyn.mckenzie@kent.gov.uk	Kent Fire & Rescue Service, CDRPs, Kent Probation, Kent Waste Partnership	District (Councils) Local Authorities (using NI 195 spreadsheet) Annual in three 4-month periods (%)
	Reducing crime and the perception of crime	NI15 Serious Violent Crime Rate	Still setting baseline	Tbc	Ch Supt John Molloy, Kent Police, john.molloy@kent.pnn.police.uk	CDRPs	CDRPs (District) Monthly (no. serious violent crimes per 1,000 pop) Police Crimsec3
		NI21 Dealing with local concerns about anti-social behaviour and crime issues by the local council and police	Survey not due until Autumn 08 – discussing using existing survey	Tbc	Ch Supt John Molloy, Kent Police, john.molloy@kent.pnn.police.uk	Kent Probation, KCC (Community Safety & Youth Offending Service), Kent Police, District Councils, Kent Housing Group, Kent Community Safety Managers	District & County Local Authorities (Place Survey – baseline through BV satisfaction survey?) Annual (%)
	Reducing the levels of offending	NI111 First time entrants to the Youth Justice System aged 10-17	tbc	Tbc	Angela Slaven, Youth Offending Service, KCC, angela.slaven@kent.gov.uk	CDRPs, Kent Children's Trust	County – YOTs Ministry of Justice extract from Police National Computer Quarterly (total no. of first time entrants)
	Reducing domestic abuse	NI32 Repeat incidents of domestic violence	22.80%	Tbc	Alison Gilmour, Domestic Violence Coordinator, alison.gilmour@kent.pnn.police.	Primary Care Trusts, Kent Probation, Kent County Council, CDRPs	BCU/CDRPs Quarterly (MARAC data)

Annex 1: Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Theme	Headline Priorities	National Improvement Indicators (Super Indicators are shown with a '*')	Baseline (where available)	Proposed County target (where available)	Facilitating Officer and Contact Details	Proposed partners to sign-up to the target and any which are acting as lead partner/s (shown with a '*')	Spatial Level, Data Source & Collection Interval
	Increasing community cohesion, participation and a shared sense of belonging	NI3 Civic participation in the local area	Survey not due until Autumn 08	Tbc	Ian Park, Maidstone Borough Council, ianpark@maidstone.gov.uk	KCC (Youth Service), Voluntary and Community Sector (Kent CAN), Kent Association of Local Councils	County and District (LAs) New Place Survey Biennial
		NI6 Participation in regular volunteering	Survey not due until Autumn 08	Tbc	Ian Park, Maidstone Borough Council, ianpark@maidstone.gov.uk	Kent Probation, KCC (Youth Service & Kent Volunteers), Voluntary & Community Sector(Kent CAN)	County and District (LAs) New Place Survey Biennial
Enjoying Life	Improving play, cultural, arts, learning and leisure opportunities for the people of Kent	NI11 Engagement in the arts	N/A – new question in Active People Survey	Subject to baseline	Des Crilley, Community Cultural Services, KCC, des.crilley@kent.gov.uk	District Councils	County (Sport England) Active People Survey until 2010 Annual (%)
	Increasing involvement in active lifestyles, participation in sport for all ages and maximising the legacy of the 2012 Olympic and Paralympic games	NI8 Adult participation in sport and active recreation	19.5% (baseline based on 2 quarters in 07/08)	Tbc	Chris Hespe, Sport, Leisure & Olympics, KCC, chris.hespe@kent.gov.uk	District Councils	District & County Sport England (Active People Survey) Annual (%)
	Improving the participation and engagement of all children and young people in community activities	NI110 Young people's participation in positive activities	Available Autumn 08	Subject to baseline	Nigel Baker, Kent Youth Service, KCC, nigel.baker@kent.gov.uk	Kent Children's Trust, District Community Development Managers, Voluntary & Community Sector (Kent CAN)	County (local authorities) The TellUs Survey Annual (%) (academic yr)
Keeping Kent Moving	Reducing the need to travel and making better use of existing transport infrastructure and reducing the impact of international traffic on Kent and its communities	NI198 Children travelling to school – mode of travel usually used	35.60%	30.60%	Rob Smith, E&R, KCC, robert.smith@kent.gov.uk	Kent Children's Trust, Kent Highways Service	County (local authorities) School census (DfT) Annual (%)

Annex 1: Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Theme	Headline Priorities	National Improvement Indicators (Super Indicators are shown with a '*')	Baseline (where available)	Proposed County target (where available)	Facilitating Officer and Contact Details	Proposed partners to sign-up to the target and any which are acting as lead partner/s (shown with a '*')	Spatial Level, Data Source & Collection Interval
	Improving accessibility to jobs and essential services by sustainable modes of travel	NI175 Access to services and facilities by public transport, walking and cycling	Hospitals 54% GPs 82%	55.50% 83.50%	Rob Smith, E&R, KCC, robert.smith@kent.gov.uk	Primary Care Trusts, District Councils (LDFs), Kent Planning Officers Group, Transport Operators	County – or lower if available (Local authority) Dft data, LTPs Annual (usually %)
	Saving lives and reducing injuries on the roads and pavements	NI147 People killed or seriously injured in road traffic accidents	742	674	Ian Procter, Road Safety, KCC, ian.procter@kent.gov.uk	Kent Police, Kent Fire & Rescue Service, Primary Care Trusts	District & County (Local authorities) Stat returns from Las to DFT Annual (% reduction)
High Quality Homes	Creating sustainable communities and promoting social and physical regeneration	NI 159 Supply of ready to develop housing sites	142%	Maintain 142%	Rob Hancock, E&R, KCC, rob.hancock@kent.gov.uk	Kent Housing Group	District (Las to supply to English Partnership) CLG using data provided by English Partnership Annual (%)
	Delivering sustainable homes incorporating high quality design	NI187 Tackling fuel poverty – % of people receiving income based benefits living in homes with a low energy efficiency rating	Awaiting technical guidance, not likely till Autumn	Tbc subject to guidance	Wendy Lockton-Goddard, Kent Health & Affordable Warmth Partnership/ Kent Energy Centre, wendy@cen.org.uk and Louise Shrubsole, Kent Energy Efficiency Partnership, louise.shrubsole@sevenoaks.gov.uk	Kent County Council, Primary Care Trusts, Kent Housing Group	District (local authority) SAP survey results Annual (%)
	Increasing the supply of housing of all types and tenures	NI154 Net additional homes provided*	5360	5765	Rob Hancock, E&R, KCC, rob.hancock@kent.gov.uk	Kent Housing Group	District (local authorities through SEERA/CLG) Annual (no.)
NI155 Number of affordable homes delivered (gross)*		1168 (in 1 year)	4284 (over 3 years)	Rebecca Smith, Kent Housing Group, rebecca.smith@ashford.gov.uk	Action With Communities in Rural Kent	District (CLG) LA returns to Communities Annual (no.)	

Annex 1: Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Theme	Headline Priorities	National Improvement Indicators (Super Indicators are shown with a '*')	Baseline (where available)	Proposed County target (where available)	Facilitating Officer and Contact Details	Proposed partners to sign-up to the target and any which are acting as lead partner/s (shown with a '*')	Spatial Level, Data Source & Collection Interval
	Improving access to high quality housing for all	NI141 % of vulnerable people achieving independent living	65.7	71	Claire Martin, Supporting People, KCC, claire.martin@kent.gov.uk	Kent Housing Group, District Councils, Supporting People and Kent Commissioning Body	County (local authorities/SPteams) Supporting People Local System return to CLG Quarterly (no's).

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Annex 2

THE THANET DISTRICT COUNCIL

RECORD OF RECOMMENDATION OF CABINET TO COUNCIL

Name of Cabinet Member:

Relevant Portfolio:

Date of Decision:

Subject:

Key Decision	Yes	✓	No		In Forward Plan	Yes	✓	No	
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Brief summary of matter:

Kent Local Area Agreement 2 – Priorities, National Indicators and Targets

Decision made:

In line with our duty to co-operate within the Local Area Agreement, it is recommended that Thanet District Council, as a statutory partner, signs up to support the delivery of Kent Agreement 2 headline priorities and proposed National Indicators.

Cabinet delegates authority to the Chief Executive to agree specific targets for the Council to adopt formally through the East Kent Local Action Plan.

Reasons for decision:

Within the Corporate Plan, under Theme 6 (Modern Council), there is a project to ensure Thanet is fully represented in East Kent by contributing to the new East Kent Local Strategic Partnership and representing Thanet’s priorities in the Sustainable Community Strategy.

Alternatives considered and why rejected:

N/A

Details of any conflict of interest declared by any executive Member who has been consulted and of any dispensation granted by the Standards Committee:

N/A

Author and date of officer report:

Adrian Halse 12 June 2008

Background papers:

Kent Agreement 2 – Proposed Themes, Headline Priorities & National Indicators

Statement if decision is an urgent one and therefore not subject to call-in:

N/A

This form completed by:

Adrian Halse

Date:

12 June 2008

For office use only:

Call-in should only be used in exceptional circumstances. Any call-in request signed by the Chairman of the Overview and Scrutiny Panel or by five members of the Overview and Scrutiny Panel (who cannot all be from the same political group) must be received by the Democratic Services Manager by 5.30 pm on Tuesday 24 June 2008.

Date of
Publication:
17 June 2008

ADDITIONAL MEMBERS OF THE STANDARDS COMMITTEE

To: **Council – 9 October 2008**

Main Portfolio Area: **Improvement and Performance**

By: **Democratic Services and Scrutiny Manager**

Classification: **Unrestricted**

Ward: **All Wards**

Summary: **To comply with the decision of Council on 8 May 2008 that there should be four Independent Members for the Standards Committee, and to note the third Parish Member of the Committee.**

For Decision

1.0 Introduction and Background

- 1.1 At the Council Meeting on 8 May 2008 it was agreed to increase the number of Independent Members of the Standards Committee from three to four.
- 1.2 Council also agreed to increase the number of Parish Council Members of the Standards Committee from two to three. It was agreed that Town/Parish Council nominations may be made by the Thanet Association of Parish Councils. Parish Councillor Roy Wade has been appointed as the third Parish Council Member of the Standards Committee.
- 1.3 The Standards Committee Appointments Working Party met on 7 August 2008 to appoint a fourth Independent Member of the Standards Committee and recommended that Mrs Linda Frampton be appointed.

2.0 Options

- 2.1 Council has the option to approve the appointment of Mrs Frampton as the new fourth Independent Member of the Standards Committee, or not to approve the appointment.
- 2.2 It is not a requirement for Council to approve the appointment of Parish Councillor Wade as the decision has been delegated to the Thanet Association of Parish Councils.

3.0 Corporate Implications

3.1 Financial

- 3.1.1 The costs of allowances in respect of the fourth Independent Member of the Committee have already been included in the Council's budget.

3.2 Legal

- 3.2.1 Council must approve the appointment before Mrs Frampton may fulfil her duties as an Independent Member of the Standards Committee.

3.3 Corporate

3.3.1 Recent guidance issued by the Standards Board for England suggests that Standards Committees should have three Parish Members (in an area which has Parishes). The appointment of a fourth Independent Member will help the Standards Committee when appointing Independent Members to serve on the Committee's Sub Committees dealing with individual complaints.

3.4 Equity and Equalities

3.4.1 None.

4.0 Recommendation(s)

4.1 Council approve the recommendation of the Standards Committee Appointments Working Party to appoint Mrs Frampton as the fourth Independent Member of the Standards Committee and that her period of office will be for two years.

4.2 Council note the appointment of Parish Councillor Wade as the third Parish Council Member of the Standards Committee.

5.0 Decision Making Process

5.1 Council is the decision making body in the appointment of Independent Members of the Standards Committee.

Contact Officer:	Eileen Richford, Senior Democratic Services Officer ,extn 7199.
Reporting to:	Glenn Back, Democratic Services and Scrutiny Manager

List of Annexes

None.

Background Papers

None.

THE ADDITION OF CANTERBURY TO THE JOINT INDEPENDENT REMUNERATION PANEL

To: **Council – 9 October 2008**

By: **Democratic Services and Scrutiny Manager**

Classification: **Unrestricted**

Ward: **Not applicable**

Summary: **Seeks Council's agreement to the addition of Canterbury to the Joint Independent Remuneration Panel.**

For Decision

1.0 Introduction and Background

1.1 The key responsibilities of the Joint Independent Remuneration Panel (JIRP) are to make recommendations on:

- Special and Basic Responsibility Allowances for District and Parish Councils
- Member travel and subsistence allowances
- Dependent carers allowances

1.2 The Council must have regard to the recommendations of the JIRP in reaching any decision in respect of Members' allowances.

1.3 In September 2007 Council received a report noting that Shepway District Council wished to join the existing joint arrangements between Thanet Council and Dover District Council. Council approved option 1 within the report, which admitted Shepway to those joint arrangements and created a six-member JIRP, with two members from each Council area.

2.0 Recent Developments

2.1 At the time of the report to Council in September 2007 Canterbury City Council had not decided whether to participate in the expanded joint arrangements. That Council has now indicated its willingness to join, subject to the approval of the other participating Councils.

2.2 All of the arguments presented to Council in 2007 noting the advantages of Shepway joining the JIRP apply to the possibility of Canterbury joining. Were Canterbury to join, the costs of administering the JIRP would be spread across four Councils rather than three, reducing the administrative costs faced by each Council. It would also be seen as further evidence of the willingness of east Kent Councils to undertake joint-working.

2.3 Canterbury City Council has suggested that were it to join, it would not necessarily seek to appoint two additional members of the JIRP from its area. However, should Canterbury City Council subsequently wish to seek such appointments, they would continue to be made on a staggered basis to ensure that no more than one representative of each authority be due for reappointment in any given municipal year, and the term of such an

appointment would continue to be four years (but one member from each authority would be appointed only for two years in the first instance).

- 2.4 Dover District Council will continue to undertake the central administration of the JIRP and recharge the other Councils. In 2008/09 this amounted to £1,200 for each participating Council.
- 2.5 Purely for information, it should be noted that the JIRP has commenced its work on the four-yearly reviews of the allowances schemes for Thanet and Dover, and that work will be completed prior to Canterbury joining the JIRP.

3.0 Options

- 3.1 There are two main alternatives available to the Council:
- a) Allow Canterbury City Council to join the Joint Independent Remuneration Panel
 - b) Not to allow Canterbury City Council to join the Joint Independent Remuneration Panel
- 3.2 As with the admission of Shepway District Council to the JIRP, were option (a) above supported, the Democratic Services and Scrutiny Manager would need to be authorised to formalise any future additional appointments to the JIRP on behalf of the Council. However, as stated above, Canterbury City Council has indicated that in the short term at least, it would not necessarily seek two additional appointments from within its own area.

4.0 Corporate Implications

4.1 Financial

- 4.1.1 If Canterbury City Council joins the JIRP there will be no additional cost to the Council. Indeed, it is likely that Dover's central administrative charge would fall for 2009/10, as central administrative costs would be shared across four Councils instead of three.
- 4.1.2 The reduction in each Council's contribution is likely to be greater in the short term, given Canterbury City Council's indication that it would not necessarily seek additional appointments from within its own area.

4.2 Legal

- 4.2.1 The guidelines of the Local Authorities (Members Allowances) (England) Regulations 2001 identify the need for Local Authorities to establish a remuneration panel to consider Councillors; basic and special responsibility allowances.
- 4.2.2 The Council has a legal duty to make an allowances scheme each year. Payment of allowances to Members is only lawful if made pursuant to a scheme.
- 4.2.3 The Council has a duty to have a regard to the recommendations of the Remuneration Panel but it is not obliged to accept them.

4.3 Corporate

4.3.1 Discharging the above duties through joint arrangements can be seen as supporting the objective of fostering greater joint-working amongst the east-Kent Councils.

4.4 Equity and Equalities

4.4.1 There are no direct equity or equalities issues emerging from this report.

5.0 Recommendation(s)

Council is recommended to support option 3.1(b):

5.1 To admit Canterbury City Council to the Joint Independent Remuneration Panel, and,

5.2 To delegate to the Democratic Services and Scrutiny Manager the finalising of any appointment of up to two additional members to the Joint Independent Remuneration Panel, in consultation with the other participating Councils.

6.0 Decision Making Process

6.1 This is a Council decision.

Contact Officer:	<i>Glenn Back, Democratic Services and Scrutiny Manager, ext.7187</i>
Reporting to:	<i>Richard Samuel, Chief Executive</i>

Annex List

<i>None</i>	
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Background Papers

Title	Details of where to access copy
<i>None</i>	

Corporate Consultation Undertaken

Finance	Sarah Martin, Financial Services Manager
Legal	Peter Reilly, Acting Legal Services Manager

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ARLINGTON PLANNING BRIEF – REPORT ON THE RESULTS OF PUBLIC CONSULTATION

To: **Council 9th October 2008**

Main Portfolio Area: **Economic Prosperity**

By: **Head of Development Services**

Classification: **Unrestricted**

Wards **Margate Central**

Summary **This report outlines responses received as a result of consultation on a draft Planning Brief for the Arlington site requested by Council in February. Circulated with the agenda is the revised brief, which includes an annex that details the representations received, and responses that have been incorporated in the brief. It is recommended that the brief is adopted for Development Control purposes.**

For Decision

1.0 Introduction and Background

1.1 As part of the preparation of a planning brief for the Dreamland site, officers were approached by the owner of the adjacent Arlington site. They were prepared to liaise with the Council in the preparation of a complimentary brief for the Arlington site, to enable a proactive planning framework for the development of both sites to be established that could positively guide development proposals. Council agreed to the preparation of a brief in February and this report outlines the consultation process followed and details responses received.

2.0 The Current Situation

2.1 The consultation process was launched in a press conference on the 3rd June 2008 and announced through press releases in the local papers and is now complete. The formal process has included a presentation and question and answer session with Arlington House residents where approximately 40 residents attended, two 'drop-in' sessions where members of the public have been able to view details of the proposed Brief, discuss their concerns with Council Officers and submit representations by the .

2.2 Discussions were held with representatives of the landowners and the owners of the adjacent Dreamland Site requesting their comments, which have also influenced the development of the brief.

2.3 The public were able to complete a survey, which was available both on line and in hard copy. Residents living in close proximity to the site, including those in Arlington

- House, Marine Terrace and Buenos Ayres, received individual letters containing a summary of the Brief and a copy of the survey form to give them the opportunity to both understand and comment upon the Brief. Information was also put forward on the Council's website. As a result 52 surveys were received. Consultation was also undertaken with expert organizations including Natural England, English Heritage and the Environment Agency to ensure their comments were taken into account.
- 2.4 The headline from the consultation process is that approximately 90% of the public responses were in favour of the brief. There were suggestions for uses on the site which are listed in Appendix A attached to the brief in the summary of consultations.
- 2.5 Landowner representations were received from, consultants on behalf of Freshwater, the present owners of the site and Consultants for the Margate Town Centre Regeneration Company
- 2.6 Following completion of the formal consultation process, the brief was amended and a stakeholder meeting of those people and groups regularly consulted with regard to Margate Renewal was held on 15th July 2008. Those present were given the opportunity to comment on the revised brief and suggest additions and alterations. The final amended brief has been circulated to Statutory Consultees and Stakeholders and placed on the website for information. The brief was report to Cabinet on the 18th September, where it was resolved to refer the brief to Council.
- 2.7 The representations received, and responses to them, are annexed to the appended revised brief to this report, which it is recommended Council adopt for Development Control purposes.
- 3.0 Options**
- 3.1 Members have the option to resolve to adopt the brief for Development Control purposes.
- 3.2 Alternatively, Members may wish to propose amendments on the basis of their consideration of the responses received.
- 4.0 Corporate Implications**
- 4.1 Financial**
- 4.1.1 The cost of the final production of the Planning Brief can be met from existing resources.
- 4.2 Legal**
- 4.2.1 The preparation of this Brief has taken place outside of the statutory consultation process. In order for it to have full weight, it would need to be included within the Local Development Framework process, which is proceeding over the next 18 months.
- 4.2.2 Production of the Brief and consultation upon it, outside of the statutory process, nevertheless carries weight by virtue of consideration given to both public and other stakeholders' views.

4.3 Corporate

- 4.3.1 The Corporate Plan specifically refers to the need to work with the owners of Dreamland and Arlington Square to agree plans for regenerating the site. The adoption of a Planning Brief for Development Control purposes would ensure that this aspiration is addressed in a proactive manner.

4.4 Equity and Equalities

- 4.4.1 This site has the potential to address concerns relating to problems of multiple deprivation and social exclusion prevalent within central Margate. The preparation of a Brief will be able to address these issues, and ensure development proposals have to take into account the need to develop the site in a manner that promotes social inclusion. An Equality Impact Assessment can be made a requirement of a planning application.

5.0 Recommendations

- 5.1 **It is recommended that Council adopt the brief as Supplementary Planning Guidance for Development Control purposes.**

6.0 Decision Making Progress

- 6.1 The proposals set out in the Planning Brief would have a significant impact on Margate, and facilitate delivery of the Corporate Plan.

Contact Officer: Doug Brown, Major Developments Planner, Tel: (01843) 577153

Background Papers

Revised brief including summary of consultation responses (circulated with agenda).

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