

Public Document Pack

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PLANNING COMMITTEE

15 NOVEMBER 2017

A meeting of the Planning Committee will be held at **7.00 pm on Wednesday, 15 November 2017** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

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

A G E N D A

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST**

'To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest Form attached at the back of this Agenda. If a Member declares an interest, they should complete that form and hand it to the Officer clerking the meeting and then take the prescribed course of action.'

3. **MINUTES OF PREVIOUS MEETING** (Pages 3 - 20)

To approve the Minutes of the Planning Committee meeting held on 18 October 2017, copy attached.

4. **SITE VISIT**

4a **F/TH/17/1174 - SEAFIELDS CLIFF ROAD BIRCHINGTON** (Pages 21 - 36)

5. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 37 - 40)

To consider the report of the Director of Community Services, copy attached for Members of the Committee.

Note: Copies of correspondence relating to applications received will be available for members' perusal in the Members' Room from 5.00pm on the Friday before the meeting until the date of the meeting.

Item
No

Subject

For Approval

- 5a **A01 - FH/TH/17/1244 - SHELLSWELL, CANTERBURY ROAD, BIRCHINGTON** (Pages 41 - 46)
- 5b **A02 - F/TH/17/1392 - 23 MAGNOLIA AVENUE, MARGATE** (Pages 47 - 50)
- 5c **A03 - FH/TH/17/1309 - WAYBANK, WAY HILL, MINSTER, RAMSGATE** (Pages 51 - 56)

For Refusal

- 5d **R04 - OL/TH/17/1412 - LAND NORTH WEST OF DOWN BARTON ROAD, ST NICHOLAS AT WADE, BIRCHINGTON** (Pages 57 - 64)

For Deferral

- 5e **D05 - OL/TH/17/0150 - LAND ADJACENT TO OAKLAND COURT, COTTINGTON ROAD, CLIFFSEND, RAMSGATE** (Pages 65 - 94)
- 5f **D06 - OL/TH/17/0151 - LAND NORTH OF COTTINGTON ROAD AND EAST OF LAVENDER LANE, RAMSGATE** (Pages 95 - 126)

Declaration of Interests Form



Please scan this barcode for an electronic copy of this agenda.

Public Document Pack Agenda Item 3

Planning Committee

Minutes of the meeting held on 18 October 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In Attendance: Crow-Brown, L.Fairbrass, Jaye-Jones, Rogers, M Saunders, Shonk and Townend

241. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Ashbee for whom Councillor Taylor-Smith was present, Councillor Matterface for whom Councillor Campbell was present, Councillor Taylor for whom Councillor Dennis was present and Councillor Bambridge.

242. DECLARATIONS OF INTEREST

There were no declarations of interest.

243. MINUTES OF PREVIOUS MEETING

It was proposed by Councillor Tomlinson, seconded by Councillor Edwards and AGREED that the minutes of the Planning Committee held on 20 September 2017 be approved and signed by the Chairman subject to it being noted that Councillor Matterface was present.

244. SITE VISITS

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

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

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

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

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

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

GROUND:

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

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

246. SCHEDULE OF PLANNING APPLICATIONS

247. A01 - F/TH/17/1174 - SEAFIELDS CLIFF ROAD BIRCHINGTON

PROPOSAL: Erection of three storey building containing 4 No 2 bed flats and 2 No 1 bed flats with associated car parking following demolition of existing house

Speaking in favour of the application was Mr O'Connor.

Speaking raising points of concern was Mr Sivak.

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

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

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

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

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 07A (received 15/09/17), 08A (received 15/09/17), 09A (received 15/09/17) and 11 (received 15/09/17).

GROUND:

To secure the proper development of the area.

3 The ceilings and floors that separate the residential units, hereby approved shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 50 decibels. The weighted standardized difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014.

GROUND:

To safeguard the residential amenities in accordance with Policy D1 of the Thanet Local Plan.

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

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

5 No residential unit shall be occupied until a scheme for the parking of cycles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

GROUND:

To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

6 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan numbered 09A (received 15/09/17).

GROUND:

In the interests of highway safety.

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

GROUND:

In the interests of highway safety.

8 The gradient of the vehicular access shall not exceed 1:10 for the first 1.5 metres into the site from the highway boundary and shall not exceed 1:8 thereafter.

GROUND:

In the interests of highway safety.

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

GROUND:

In the interest of highway safety.

10 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.9 metres above the level of the adjacent highway carriageway.

GROUND:

In the interest of highway safety.

11 Prior to the commencement of the development hereby approved a Construction Management Plan shall be submitted to include the following:

a) Routing of construction and delivery vehicles to/from the site

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

GROUND:

In the interest of highway safety.

12 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

GROUND:

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

13 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

- o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

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

14 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing 09A and received 15/09/17 shall be provided prior to the first occupation of the units hereby approved and shall be kept available for that use at all times.

GROUND:

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

15 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

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

16 All new window and door openings shall be set within reveals not less than 100mm.

GROUND:

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

17 The first and second floor windows in the east and west-facing elevation serving the kitchens of flat 4, 5 and 6, en-suite, bathroom to flat 6 and living/dining area of flat 6 of the building hereby approved shall be provided and maintained with obscure glass and be top hung only.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan

18 Prior to occupation of any residential units to which they relate the privacy screens to the balconies and patio areas shall be fitted and maintained with a 2 metre obscure privacy screen as detailed on drawing numbered 07A (received 15/09/17). The screens shall thereafter be maintained.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.”

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

Then, it was proposed by the Chairman and seconded by Councillor D Saunders:

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

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

248. A02 - F/TH/17/0405 - FORMER FARM BUILDINGS REAR OF QUEX BARN, QUEX PARK, BIRCHINGTON

Change of use of existing barn buildings to 9 holiday let units and a club room, and erection of one new single storey building to create an additional two holiday let units, with associated parking

Speaking in favour of the application was Mr Curwen.

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

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

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

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings titled/numbered; Location Plan (08/06/17), Site Layout (received 03/07/17), DB/IM/16/8a, DB/IM/16/8b, DB/IM/16/9, DB/IM/16/10, DB/IM/16/4, DB/IM/16/5, DB/IM/16/6 and DB/IM/16/7.

GROUND:

To secure the proper development of the area.

3 The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to, and approved, by the local planning authority:

A preliminary risk assessment which has identified:

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

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the NPPF.

4 An intrusive investigation and updated risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to:

Human health;

Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

Adjoining land,

Ground waters and surface waters,

Ecological systems,

- (i) An updated conceptual model of the site indicating sources, pathways and receptors.
- (ii) An appraisal of remedial options and identification of the preferred option(s).

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the NPPF.

5 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the NPPF.

6 In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

7 No development shall take place until a Construction Environmental Management Plan, which shall include the following details:

- o timing/programme of works of construction
- o mitigation for the construction phase of the development
- o traffic movements to and from the site and any necessary traffic management measures
- o areas for parking, loading, turning and unloading by site personnel, visitors and delivery vehicles
- o wheel washing facilities

has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

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

8 Prior to any vegetation clearance on site a reptile mitigation strategy must be submitted to the Local Planning Authority for written approval. The strategy must be based on the recommendations within paragraph 7.3.1 of the Preliminary Ecological Appraisal; Calumma Ecology; June 2017. The works must be implemented as detailed within the approved report.

GROUND:

In order to safeguard protected species that may be present within or adjacent to the building and in accordance with the advice contained within the NPPF

9 Prior to the occupation of the development hereby approved, an ecological enhancement plan detailing what enhancements will be incorporated in to the site will be approved in writing by the Local Planning Authority.

GROUND:

In the interests of nature conservation in accordance with the advice contained within the NPPF

10 Prior to the first use of the development, the area shown on the deposited plan (received 03/07/17) for the parking of vehicles shall be operational. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

11 The development shall not be brought into use until a covered cycle storage area has been provided in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The secure cycle parking facilities, as agreed shall be provided and thereafter maintained.

GROUND:

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

12 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the holiday lets, or enlargement of a holiday let consisting of an addition or alteration to its roof; or any other alteration to the roof shall not be allowed without the granting of a specific planning permission.

GROUND:

In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

13 The holiday lets, shall be occupied for holiday purposes only. No holiday let hereby approved shall be occupied as a person's sole or main place of residence.

GROUND:

The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Council's policies, in accordance with Policy H1 and paragraph 55 of the NPPF.

14 The owners/operators of the holiday lets hereby approved, shall maintain an up-to date register of the names of all owners/occupiers of individual holiday lets on the site, and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

GROUND:

The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Council's policies, in accordance with Policy H1 and paragraph 55 of the NPPF.

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

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

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

GROUND:

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

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

GROUND:

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

17 No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

GROUND:

To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.

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

GROUND

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

19 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that historic building features are properly examined and recorded.

20 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected.

GROUND:

To safeguard the setting of the Listed Building, wider Quex Farm site and landscape in accordance with the principles of the NPPF.”

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

249. A03 - FH/TH/17/1117 - 22 CALLIS COURT ROAD, BROADSTAIRS

Erection of two storey rear extension, together with two storey garage to rear garden

It was proposed by Councillor Buckley, seconded by Councillor Tomlinson and RESOLVED:

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

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

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 135-1 and 135-2A (received 04/09/17).

GROUND:

To secure the proper development of the area.

3 The two storey garage hereby approved shall be ancillary to the use of the residential use of the dwelling known as 22 Callis Court Road, Broadstairs, Kent CT10 3AF and shall not be occupied at any time as a separate and un-associated unit of residential accommodation.

GROUND:

For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the National Planning Policy Framework.

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

GROUND:

In the interest of highway safety.

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

GROUND:

In the interests of highway safety.”

250. R04 - F/TH/17/1079 - 83 SEA ROAD, WESTGATE-ON-SEA

PROPOSAL: Erection of two storey building incorporating garage to ground floor and 1No. studio flat to first floor following demolition of existing boundary wall

Speaking in favour of the application was Mr Tillings.

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

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

‘That the application be REFUSED for the following reason:

1 The site lies within the Westgate-on-Sea Conservation Area, and it is the duty of the council, as the Local Planning Authority to pay special attention to the desirability of preserving

or enhancing its character and appearance. In the councils opinion the proposed development will result in the loss of a historic wall which contributes towards the significance of the Westgate-on-Sea Conservation Area as a designated Heritage Asset, significantly harmful to the special character and appearance of the Westgate-on-Sea Conservation Area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 64 and 134 of the National Planning Policy Framework.”

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

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

“That the application be APPROVED for the following reasons:

“There would be no harm to character and appearance of the conservation area subject to appropriate safeguarding conditions including a requirement for the garage doors to be timber.”

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

251. **D05 - OL/TH/17/0152 - LAND EAST OF 40 CANTERBURY ROAD WEST, RAMSGATE**

PROPOSAL: Outline Application for the erection of up to 65no. dwellings including access with all other matters reserved

Speaking in favour of the application was Mr Courtley.

Speaking as parish councillor was Councillor Barnbrook.

Speaking as ward councillor was Councillor Townend.

Also speaking as ward councillor was Councillor Rogers.

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

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

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

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

GROUND:

As no such details have been submitted.

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

5 The development hereby approved shall be carried out in accordance with the submitted access and highway plan numbered 21300/01 Rev 02, received

GROUND:

To secure the proper development of the area.

6 Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from transport related sources and shall be made in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAm_{ax}) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

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

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

be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect air quality, in accordance with the NPPF.

8 Prior to the commencement of development (including vegetation clearance), a precautionary mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The precautionary mitigation strategy must be informed by an site visit be carried out within 3months prior to the submission of the strategy. The measures shall be implemented in full accordance with the details approved.

GROUND:

To safeguard protected species, in accordance with the NPPF.

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

a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

GROUND:

To safeguard protected species, in accordance with the NPPF.

10 Details to be submitted in pursuant of Condition 1 above for the submission of landscaping shall include details of how the development will enhance the quality and quantity of biodiversity through landscape enhancements

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

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

12 No development shall take place until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

To prevent pollution in accordance with the NPPF.

14 o Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

15 o Completion of the proposed site access and associated Canterbury Road West alterations as shown on the submitted plans or amended as agreed with the Local Planning Authority, prior to the use of the site commencing.

16 o Completion of the pedestrian dropped kerbs and tactile paving shown on the submitted plans or amended as agreed with the Local Planning Authority, prior to the use of the site commencing.

17 o The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

18 o Completion of the following works between a dwelling and the adopted highway prior to first occupation of the dwelling:
 (a) Footways and/or footpaths, with the exception of the wearing course;
 (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

19 o Provision and maintenance of the visibility splays shown on the submitted plans with no obstructions over 1 metre above carriageway level within the splays, prior to the use of the site commencing.

20 o Contribution to KCC Public Rights of Way to fund the provision of a footpath link connecting the site to the Thanet Parkway Station site.

21 o Construction Management Plan to include the following:
 (a) Routing of construction and delivery vehicles;
 (b) Parking and turning facilities for delivery and site personnel vehicles;

- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required.

22 No development shall take place until the details required by Condition 1 (assumed to be reserve matters condition for layout) shall demonstrate that requirements for surface water drainage can be accommodated within the proposed development layout.

23 No development shall take place until a detailed sustainable surface water drainage strategy has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

24 No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

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

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

25 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where it has been demonstrated to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

Reason:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.”

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

252. VALIDATION CHECKLIST

The Planning Applications Manager outlined the report.

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

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

‘Option 4.1 – Members agree to the publishing of local lists of information requirements for applications appended at Annex 1 to 10 of Agenda item 6.’”

The motion was put to the vote and declared CARRIED.

Meeting concluded : 8.40pm

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A01 **F/TH/17/1174**

PROPOSAL: Erection of three storey building containing 4 No 2 bed flats and 2 No 1 bed flats with associated car parking following
LOCATION: demolition of existing house

Seafields Cliff Road BIRCHINGTON Kent CT7 9LS

WARD: Birchington North

AGENT: Mr Anthony O'Connor

APPLICANT: AOC Ramsgate Ltd

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 07A (received 15/09/17), 08A (received 15/09/17), 09A (received 15/09/17) and 11 (received 15/09/17).

GROUND:

To secure the proper development of the area.

3 The ceilings and floors that separate the residential units, hereby approved shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 50 decibels. The weighted standardized difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014.

GROUND:

To safeguard the residential amenities in accordance with Policy D1 of the Thanet Local Plan.

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

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

5 No residential unit shall be occupied until a scheme for the parking of cycles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

GROUND:

To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

6 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan numbered 09A (received 15/09/17).

GROUND:

In the interests of highway safety.

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

GROUND:

In the interests of highway safety.

8 The gradient of the vehicular access shall not exceed 1:10 for the first 1.5 metres into the site from the highway boundary and shall not exceed 1:8 thereafter.

GROUND:

In the interests of highway safety.

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

GROUND:

In the interest of highway safety.

10 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.9 metres above the level of the adjacent highway carriageway.

GROUND:

In the interest of highway safety.

11 Prior to the commencement of the development hereby approved a Construction Management Plan shall be submitted to include the following:

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

GROUND:

In the interest of highway safety.

12 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

GROUND:

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

13 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

- o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

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

14 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing 09A and received 15/09/17 shall be provided prior to the first occupation of the units hereby approved and shall be kept available for that use at all times.

GROUND:

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

15 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

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

16 All new window and door openings shall be set within reveals not less than 100mm.

GROUND:

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

17 The first and second floor windows in the east and west-facing elevation serving the kitchens of flat 4, 5 and 6, en-suite, bathroom to flat 6 and living/dining area of flat 6 of the building hereby approved shall be provided and maintained with obscure glass and be top hung only.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan

18 Prior to occupation of any residential units to which they relate the privacy screens to the balconies and patio areas shall be fitted and maintained with a 2 metre obscure privacy screen as detailed on drawing numbered 07A (received 15/09/17). The screens shall thereafter be maintained.

GROUND:

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

INFORMATIVES

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are

obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land>

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

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained.

Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

SITE, LOCATION AND DESCRIPTION

The application site is located on the southern side of Cliff Road, Birchington; the site overlooks a green swathe and Grenham Bay. To the western boundary of the site is a footpath that links Cliff Road with Sea View Avenue.

The site is enclosed to Cliff Road by a wall, with a hedge behind, with brick piers to either side of the existing vehicular access. The site is hard surfaced at the front with only soft landscaping provided along the boundaries. A detached chalet bungalow occupies the site currently; this has a hipped roof over and flat roof dormer windows to all three elevations. The property has a flat roof store and garage to the western side and small flat roof projection on the eastern side.

The wider area comprises a mix of dwelling types, which are detached, but not one design style prevails.

RELEVANT PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of a three storey contemporary designed flat roof building to accommodate four 2 bedroom flat and two 1 bedroom flats with parking and amenity area.

The proposed building is set back from the road by a minimum of 21 metre, approximately 2.4m from the western boundary and 1.4 metres from the eastern boundary.

The proposed building has an overall height of 8.6 metres, at the top of the third floor, which has a smaller floorspace than the lower two levels. The ground floor includes to one bedroom flats at the front of the building accessed off the communal entrance which is located on the side elevation and a two bedroom flat at the rear, all of the ground floor flats have access to their own patio area. The first floor has two, 2 bedroom flats, the front flat has access to a balcony area and the second floor has a two bedroom unit area with a balcony area to the front.

A communal garden is shown to the rear of the proposed building which is to be maintained by a management company together with two rotary clothes lines, with a pathway leading to this area. A bin storage area is shown to the front of the proposed building.

The existing vehicular access is to be closed and a new vehicular access formed to the west side on the road frontage. The area in front of the building will be constructed in block paving for the parking of residents vehicles. Seven parking spaces are provided to the front of the proposed building.

The supporting statement details that the proposed building would be constructed in blockwork with a self-finished white render with a concrete flat roof with a self-finished grey facia. The windows are to be large paned windows or sliding folding patio doors and self-finished in grey upvc or similar. Balconies are provided and finished with clear plate glass and stainless steel handrail and posts.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policy (2006) Saved Policies

- H1 - Housing provision
- H4 - Windfall sites
- TR12 - Cycling
- TR16 - Car parking provision
- D1 - Design principles
- D2 - Landscaping
- D7 - Areas of High Townscape Value
- SR5 - Doorstep and local play space

NOTIFICATIONS

Thirty two letters of representation have been received in respect of the submitted planning application. The concerns can be summarised as follows:

- Existing property is in good order
- Site is within an Area of High Townscape Value which the Local Planning Authority is required to maintain and where possible enhance this area. The proposal does not by virtue of its height, mass, scale and design

- Proposal is contrary to Policy D1 and D7 and accordingly should be refused
- Inappropriate over-development for an established road of detached individually occupied properties
- Proposed building looks overbearing given the size and position of the plot
- Could set a precedent
- Neighbour amenity issues- significant loss of privacy, overshadowing, light, noise and traffic
- Parking provision is insufficient and will spill out onto neighbouring streets
- Increase in traffic will disrupt the use of the footpath that runs to the side of "Seafields"; due to park cars
- Similar proposals have been refused in the area reference is made specifically to planning reference F/TH/08/0440
- Some of the second bedrooms are small in area
- Separation between properties would be adversely affected
- No buildings in Cliff Road occupied as multiple occupation/flats and would change the nature of Cliff Road
- Disruption, noise and dust during construction
- Loss of view from balcony
- Loss of front garden land to car parking
- Limit of two storey height was set following development at "Cranworth" and "Wyndcliffe"

CONSULTATIONS

Kent County Council Highways and Transportation No objection subject to conditions relating to vehicle parking spaces, cycle storage, access specification, pedestrian visibility splays and a Construction Management Plan.

Recycling and Waste Manager: No objection but state that the storage area would be better closer to the entrance to the property as there would be less likelihood of parked causing access issues.

Environmental Health Officer: I have reviewed the application for the construction of a new block of flats at this location. I do not consider there to be any air quality or contaminated land issues at this site and have the following comments on noise: -

The drawings show that the layout places bedroom areas above and below living areas, which is undesirable. I would therefore recommend a condition to safeguard the aural amenity of the occupiers.

Natural England: The application sites are in close proximity to European designated sites (also commonly referred to as Natura 2000 sites), and therefore have the potential to affect their interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application sites are in close proximity to:

. Thanet Coast & Sandwich Bay Special Protection Area (SPA) and Ramsar site, part of which is also designated as the Tankerton Slopes and Swalecliffe Special Area of Conservation (SAC).

The above site is also designated at a national level as the Thanet Coast Site of Special Scientific Interest (SSSI). Please see the subsequent sections of this letter for our advice relating to SSSI features.

In advising your authority on the requirements relating to the Habitats Regulations Assessment (HRA), and to assist you in screening for the likelihood of significant effects, based upon the information provided, Natural England offers the following advice:

The proposals are not necessary for the management of the European sites

Subject to appropriate financial contributions being made to strategic mitigation, the proposals are unlikely to have a significant effect on these sites, and can therefore be screened out from any requirement for further assessment

When recording your HRA, we recommend you refer to the following information to justify your conclusions regarding the likelihood of significant effects:

Appropriate financial contributions should be made to:

o the Thanet Coast and Sandwich Bay SPA SAMM Plan being developed in conjunction with Thanet District Council.

This strategic mitigation will need to be in place before the dwellings are occupied.

Natural England is satisfied that the proposed developments being carried out in strict accordance with the details of the applications, as submitted, will not damage or destroy the interest features for which the SSSI named above have been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining these applications. Should the details of these applications change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England

COMMENTS

This application is reported to planning committee as it has been called in by Councillor Coleman-Cooke due to concerns regarding the change of the street scene and grounds of over-development.

Principle

In considering the planning application under section 38(6) of the Planning Act, any determination must be made in accordance with the development plan (in this case the Thanet Local Plan) unless material considerations indicate otherwise. The NPPF sets out at paragraph 215 that due weight should be given to relevant policies in existing plans according to the degree of consistency with the policies within the NPPF.

In this instance part of the development is within the existing garden area of "Seafields" and is considered therefore to represent non-previously developed land. In accordance with policy H1 the erection of a building for residential purposes on that part of the site would therefore be in conflict. This policy constraint, however, needs to be balanced with the fact that there is a current need for housing in Thanet, and on this basis the National Planning Policy Framework (NPPF) indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development. Furthermore, Policy H01 -

Housing Development in the Draft Local Plan paragraph 3 states that permission for new housing development will be granted on residential gardens where not judged harmful to the local area in terms of the character and amenity considerations set out in Policy QD01 (Design principles). In this case the site is within an urban area along an established residential street frontage with an existing residential dwelling on part of the site. The undeveloped part of the plot does not provide a significant contribution to the amenity or character of the area, accordingly the development of the site is not considered to be detrimental in principle and would be consistent with the NPPF and represents an acceptable departure to policy H1.

The development of this site for housing could therefore be acceptable subject to the detailed consideration of all other material considerations including the impact upon the character and appearance of the area, the impact on living conditions of neighbouring properties and highways safety.

Character and Appearance

The NPPF states that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials; and are visually attractive as a result of good architecture and appropriate landscaping (paragraph 58). Policy D1 of the Thanet Local Plan outlines that the design of all new proposals must respect or enhance the character or appearance of the area particularly in scale, massing, rhythm and use of materials.

Cliff Road is designated as an Area of High Townscape Value where the conservation or enhancement of the existing local character is the primary planning aim. Policy D7 sets out that new development will only be permitted where the design, scale of development, separation between buildings, materials and landscaping compliment the special character of the area.

In order to assess the impact the proposed development would have on the Area of High Townscape Value, it is necessary to understand the existing character of the area. The existing pattern of development is a mix of detached dwelling types, but no one design style prevails. The main part of the special character of the area is derived from the open spaces to the front of the sites, and separation distances between the individual buildings, although at this point in the street scene it is noted that dwellings between “Mistral” to “Seafields” are sited much closer together than those further to the east in Cliff Road (beyond “Chesapeake”) or to the West in The Parade. In terms of design features balconies are a strong feature in many of the surrounding buildings, to maximise the clear views to the north.

The proposal is for a three storey building. The proposed overall height of the proposal is 8.6m. The existing dwelling to the ridge is 6.9m; a difference of 1.7m. The dwellings which flank the site have heights of approximately 8 and 10m. The existing dwelling extends across the width of the side, although it is appreciated that to the sides this is by subservient elements; garage/store and W.C. and porch. The proposed building is approximately 1.4m from the boundary with “Bay House” and 2.4m from the boundary with the footpath.

These distances of separation to the boundary are comparable to “Thalatta” and greater than “Seacroft”. “Bay House” has a much greater distance of separation to its boundaries especially to the western side however “Fort Grenham” is built on the eastern boundary and approximately 1.2m off the western boundary. “The Gables” is approximately 2.2m from the western boundary and 1.7m.

The proposed building still maintains a large open space to the site frontage, which is a characteristic of this part of Cliff Road and The Parade.

Given the pattern of development at this point in the street scene and given the existing relationship to boundaries of the current building on site I consider that there is an appropriate distance of separation between the proposed building and site boundaries.

It is acknowledged that the application site is narrower than other plots to the east but has a similar width to those to the east, which it would also be seen in conjunction with. The existing building due to the limited width of the site has a depth of approximately 18m to maximise accommodation. The proposed depth of the proposed building is just less than 20m in depth, not unlike that of the existing building.

The proposal shows a three storey bespoke modern designed building that is contemporary and suited to its environment; each house is individually designed. It is therefore not considered necessary for a new building on this plot to directly replicate an adjoining property. There are other examples of three storey flat roofed modern buildings within the immediate area to the application site “Bay House”, “Fort Grenham” and “Villa Valri”. The proposed building will be seen within this context.

In terms of materials to be utilised the external walls will be white rendered, window and door openings in uPVC with a grey flat roof over. The balconies would be provided by stainless steel handrails and balustrades, powder coated aluminium posts and glass panels. The use of these external materials can be found locally.

The proposed replacement building is of a contemporary design. The shape of the building responds to the shape of the site. The flat roof design of the building helps to keep the building as low as possible with the three storey element set back and in from the lower floors. For the most of the units the principle living accommodation is located at the front of the building to take advantage of the best views with. Balconies to the upper two floors on the front elevation are included within the scheme; which are also a feature of dwellings on Cliff Road and The Parade. The use of materials will not give a bulky appearance. In this regard the proposal is considered to promote local distinctiveness and reflects local character and the identity of Cliff Road.

The location of the proposed replacement building is shown to be as much as possible on the footprint of the existing building, although it is acknowledged that it has a slightly greater footprint. The depth of the building is greater than those that flank the site. “Bay House” have a depth at its greatest of approximately 18m, the proposal being 20m. The design of the building has a tiered effect, with some recessed elements and window openings giving visual interest within the side elevations. I am of the view that this articulation will lessen the perceived depth of the building from Cliff Road.

The NPPF is clear in setting out that planning decisions should not stifle innovation, originality or initiative but should seek to promote or reinforce local distinctiveness (paragraph 61). It goes on to state that permission should be refused for development of poor design where it fails to improve the character and quality of an area and the way in which it functions.

In this case the design of the proposed replacement building has taken reference from other examples found in the vicinity, whilst not seeking to directly replicate them, as this would be at odds with the individuality of buildings within the area of High Townscape Value. The design and site layout reflects the features and constraints of the site. Despite the increase in footprint, the proposed building is not considered to dominate the site or lead to an unacceptable loss of space around the built form.

Whilst it is accepted that there would be a material change for residents surrounding the site, it is considered that the development would assimilated into the environment without causing material harm.

In terms of built form, the proposed building is detached in form and has a separation to the site boundaries, akin to those of adjacent plots. The scale and form of the proposed fits in well with the surrounding development of detached properties on Cliff Road and The Parade.

In summary it is considered that the proposed development fits well within the site. It respects the form and character of the surrounding development within the street scene and will be in harmony with the building characteristics of the Area of High Townscape Value.

Living Conditions

The site is screened to some degree due to existing soft landscaping along the site perimeter and the current roadside hedge. The existing vegetation is not protected and could be removed without the need for consent from the Local Planning Authority. However, the layout has been planned so that much of the existing landscaping and planting can be retained.

The proposed development is three storey in height. The building has a small floor area, as it is set in from the lower floors. The top of the main roof of the proposal sits below that of the adjoining property of "Thalatta" but slightly higher than "Bay House".

On the eastern elevation of the building, facing "Bay House" there are windows serving an en-suite, bedroom, bathroom and kitchen at ground floor level, with further windows at second floor level serving an en-suite, bathroom and kitchen. These windows will look towards the side elevation of "Bay House" and are 8.8 metres from that dwelling. The ground floor windows are not considered to result in material harm, as existing boundary treatments would limit harm, in addition it is considered no worse than the current window arrangement.

With regard to the windows on the second floor, two of these windows serve non-habitable accommodation (a room in which a resident would not spend a considerable amount of time within) and therefore do not result in any unacceptable impacts with regards loss of privacy.

The third window serves a kitchen, this is a secondary window and the applicants agent has confirmed that this will be fitted with obscure glazing and top hung.

The western elevation has the main entrance door to the proposed units and windows at ground floor again the existing boundary treatment would deal with any potential for overlooking.

Windows at first and second floors serve two kitchens and a living/dining area, they are all secondary windows. There are also two windows serving the communal stairwell, a non-habitable space. All of these windows serving habitable areas are shown to be obscure glazed and top hung thereby ensuring no overlooking and resulting loss of privacy.

The balconies to the front of the building are fitted with a 2 metre privacy screen (toughened opaque glass) to the sides to ensure that there is no scope for overlooking of the properties to either side.

There is a distance of approximately 29 metres to the dwelling to the rear of the site; number 14 Sea View Road. To the rear of the proposed building Juliette balconies are proposed at the first and second floor level, by their very nature they do not allow the occupier to step out. There are windows serving bedrooms and living/dining rooms facing towards number 14. Given the distance of separation I consider that no material harm will result to the occupiers of properties at the rear of the site.

The proposal will have a different impact to that of the building that currently occupies the site; whilst there is an increase in height, the building is a greater distance from the boundaries of the site. Given this I consider the sense of enclosure experienced from neighbouring occupiers will not be so detrimental as to result in an unacceptable relationship that would warrant refusal. The proposal will maintain an appropriate separation distance between buildings such as not to appear overly dominant when viewed from the adjoining properties.

The scheme proposes a communal rear garden, providing play and amenity space for the upper floor flats. The size of the amenity areas are considered appropriate for the intended uses and are compliant with the requirements of policy SR5 of the Local Plan.

Once constructed, the proposal will result in additional vehicle movements, but this is compatible with surrounding residential development and unlikely to result in significant amenity issues.

Whilst there will be additional noise generated by the development of flats, it is considered that a residential use in this locality would not be detrimental to the enjoyment of the existing home owners in the locality.

Transportation

The proposal seeks to provide a new vehicular access closer to the boundary with the public footpath to replace the existing access on the boundary closer to "Bay House". In terms of parking the scheme seeks seven parking spaces.

KCC Highways and Transportation have confirmed that there is no objection to the proposal subject to conditions to secure vehicle parking spaces, cycle storage, access specification, pedestrian visibility splays and a Construction Management Plan.

Third parties comments are concerned about the potential for parked cars along Cliff Road, which could result in highway harm due to pedestrians trying to cross between parked vehicles when emerging from the footpath to the side of the site. It is acknowledged that there is currently no parking restrictions on this part of Cliff Road, therefore this could currently occur. Given that seven parking spaces are provided for six flats, in line with KCC Standards, I consider this appropriate and any overspill would not be sufficient to result in a material harm to highway safety.

Whilst local residents consider that the proposal will result in additional traffic detrimental to highway safety, the KCC Highways raises no objection to the scheme subject to conditions; therefore a refusal could not be sustained on highway safety grounds on the basis of the submission.

Other Issues

Natural England in their consultation response request a SAMM contribution, however, as the development is for less than 10 units a contribution is not required currently.

A bin storage area has been incorporated into the scheme that has a close physical relationship with the building. Whilst the waste and recycling officer may prefer this to be closer to the road it would make this element more prominent within the street scene. It is considered that the distance from the highway is not unreasonable.

Third parties have likened this scheme to another scheme at “Cranworth” and “Wyndcliffe” (planning reference F/TH/06/0850) which was for the demolition of “Cranworth” and construction of 10 flats and 3 houses plus all associated works. This scheme was refused on the effect of the proposals on the character and appearance of the locality. The subsequent appeal was dismissed. However this was assessed in accordance with Planning Policy Statements and Guidance which has been superseded by the NPPF and housing policies within the Local Plan are considered to be currently out-of-date due to the lack of a 5 year supply of housing land.

As such the test is whether development of the land would result in significant and demonstrable harm to the character of Birchington.

In the appeal the Inspector noted that “Cranworth” occupied a corner plot and the property was an imposing building which made a significant contribution to the local character. He also noted that the open nature of the garden was apparent in both short and medium range views. He also considered that this as important to the wider character and appearance of the area because it provides an appropriate setting for the scale of the house. He considered the proposed flats would impinge on the open space of the garden to an unacceptable degree and would be very prominent in views from The Parade, Cliff Road and the cliff top, reducing the sense of spaciousness.

In terms of design he noted that the flats would rise to three storeys with long roof slopes down over two storey sections either side and to the north-west the roof would be dominated by bulky dormer windows. He considered that the design and scale of this roof form would not be well related either to the Tudorbethan or Modern Movement examples within the Area of High Townscape Value. In terms of the front elevation he considered the proportions and detailing would not reflect those found elsewhere in the Area of High Townscape Value.

With the current submission it is considered that this site is not in such a prominent location; sited between two dwellings and not on a corner plot. The space to the front of the proposal would be similar to that of the existing. The design is considered to reflect those modern dwellings to the east of the site referred to as part of the “modern movement” design of buildings, and would not appear out of character. On this basis it is not considered that development of the site would result in significant and demonstrable harm to the character of the Area of High Townscape Value that outweighs the benefits of providing housing. It is also confirmed that each application should be judged on its own planning merits.

Conclusion

The site is non-previously developed land beyond the village confines and is therefore considered contrary to the aims of saved Policy H1. This policy constraint, however, needs to be balanced with the fact that there is a current need for housing in Thanet, and on this basis the National Planning Policy Framework (NPPF) indicates that applications for housing should be considered in the context of the presumption in favour of sustainable development. This is because local policies relating to the supply of housing are no longer considered up-to-date (para 49). Paragraph 14 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would ‘significantly and demonstrably’ outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted. In this case the site is considered sustainable in its location, which is flanked on three sides by existing residential development.

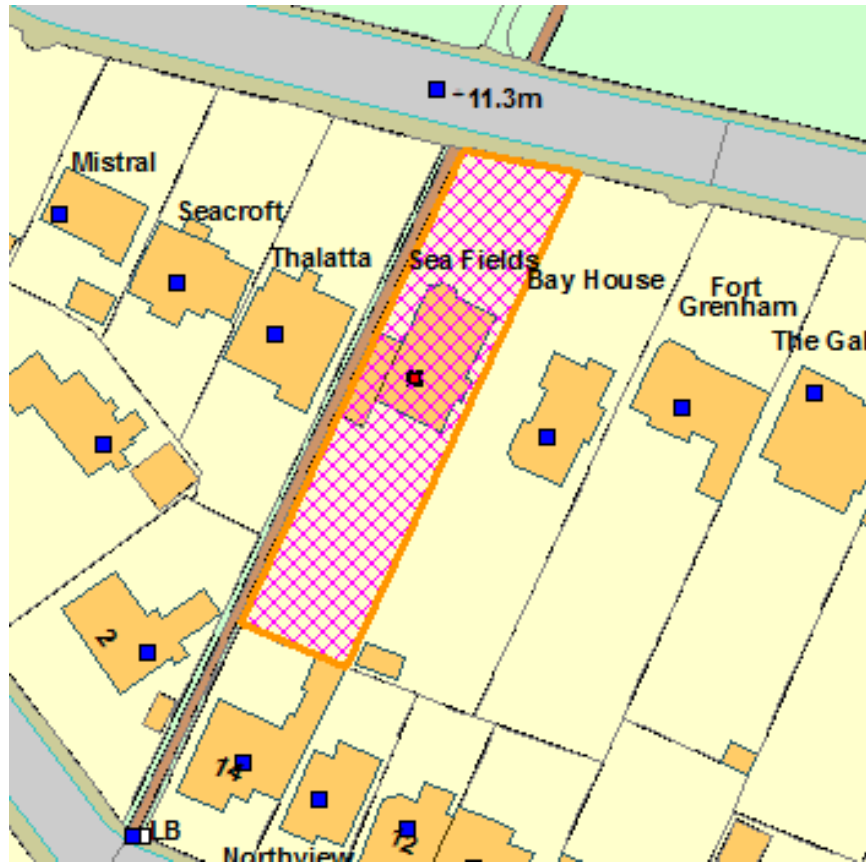
It is considered that the proposal can be delivered in a manner that is in keeping with the established character and pattern of the neighbouring residential development and will not result in unacceptable impacts upon the Area of High Townscape Value. On balance the need for housing in sustainable locations such as this site outweighs the need set out in saved Policy H1 of protecting non-previously developed land. All matters of planning importance may be addressed via condition and the proposed development would go towards meeting the shortfall of housing within the District. It is therefore recommended to Members that this application is approved, subject to safeguarding conditions.

Case Officer

Gill Richardson

TITLE: F/TH/17/1174

Project Seafields Cliff Road BIRCHINGTON Kent CT7 9LS



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THANET DISTRICT COUNCIL

PLANNING COMMITTEE

15 November 2017

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

The Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 (as amended)

(A) Standard Reference Documents - (available for inspection at the Council offices)

1. Thanet District Council Local Plan saved policies
2. Cliftonville Development Plan Document
3. Government Circulars and the National Planning Policy Framework issued by the Department of Communities and Local Government.

(B) Register of Applications for Planning Permission (Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015))

(Copy of applications together with accompanying plans or drawings are available for inspection at the Council offices)

(C) Background Papers in relation to specific reports in the Schedule of Planning Applications

(Copies of background papers and any appeal decisions referred to are available for inspection at the Council offices and via the Council's website)

I certify that the above items are not exempt information.

(D) Exempt information in accordance with paragraph of Schedule 12 (A) of the Local Government Act 1972.

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE:06 November 2017

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

PART A

TO: THE PLANNING COMMITTEE

DATE: 15 November 2017

Application Number	Address and Details	Recommendation
A01 FH/TH/17/1244	<p>Shellswell Canterbury Road BIRCHINGTON Kent CT7 0JW</p> <p>Alterations to roof from hip to barn hip; including increase in ridge height, erection of rear dormer window and balcony above existing single storey rear extension, together with erection of single storey side/rear extension</p> <p>Ward: Thanet Villages</p>	Approve
A02 F/TH/17/1392	<p>23 Magnolia Avenue MARGATE Kent CT9 3DX</p> <p>Erection of single storey front extension following demolition of existing porch</p> <p>Ward: Cliftonville East</p>	Approve
A03 FH/TH/17/1309	<p>Waybank Way Hill Minster RAMSGATE Kent</p> <p>Erection of detached garage with games room in roof</p> <p>Ward: Thanet Villages</p>	Approve

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

PART B

TO: THE PLANNING COMMITTEE

DATE: 15 November 2017

Application Number	Address and Details	Recommendation
R04 OL/TH/17/1412	Land North West Of Down Barton Road St Nicholas At Wade BIRCHINGTON Kent Outline application for the erection of 1No. detached bungalow with all matters reserved Ward: Thanet Villages	Refuse Permission

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF COMMUNITY SERVICES

PART C

TO: THE PLANNING COMMITTEE

DATE: 15 November 2017

Application Number	Address and Details	Recommendation
D05 OL/TH/17/0150	<p>Land Adjacent To Oakland Court Cottington Road Cliffsend RAMSGATE Kent</p>	Defer & Delegate
MAJOR	<p>Outline application for the erection of up to 23no. dwellings including access with all other matters reserved</p>	
D06 OL/TH/17/0151	<p>Ward: Cliffsend And Pegwell Land North Of Cottington Road And East Of Lavender Lane RAMSGATE Kent</p>	Defer & Delegate
MAJOR	<p>Outline application for the erection of up to 41no. dwellings including access with all other matters reserved</p> <p>Ward: Cliffsend And Pegwell</p>	

A01

FH/TH/17/1244

PROPOSAL: Alterations to roof from hip to barn hip; including increase in ridge height, erection of rear dormer window and balcony above
LOCATION: existing single storey rear extension, together with erection of single storey side/rear extension

Shellswell Canterbury Road BIRCHINGTON Kent CT7 0JW

WARD: Thanet Villages

AGENT: Nick Baldry

APPLICANT: D Garbutt

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted plans numbered 1902/PL/03.1/C and 1902/PL/03.2/C received 21 August 2017 and the amended plans numbered 1902/PL/03.3/E and 1902/PL/03.4/E received 11 October 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of use of the roof terrace, 1.8m high obscure glazed privacy screens shall be erected to both side elevations of the roof terrace hereby approved, as shown on the approved plan numbered 1902/PL/03.4/E received 11 October 2017. The privacy screens shall thereafter be maintained.

GROUND:

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

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

GROUND:

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

SITE, LOCATION AND DESCRIPTION

The application site is located outside the urban and village confines approx. 1mile from the village centre of Birchington, within a cluster of dwellings which form the Hamlet of Brooks End, adjacent to the A28 Canterbury Road. The property is located to the south east side of the A28, adjacent to the Brooks End service station to the east.

The property is a detached single storey bungalow rendered in white render with a hipped tiled roof, set back from the highway by approx. 17m and is enclosed within high boundary walls. The property is located to the end of a row of 3no. detached bungalows, located within consistent plots, of a similar form and design, which follow a staggered building line.

RELEVANT PLANNING HISTORY

F/TH/14/0028 - Erection of single storey side and rear extensions together with alterations to roof to provide living accommodation and insertion of dormer window - Granted 18/03/14

FH/TH/16/0798 - Erection of rear dormer together with the installation of a rear roof terrace, alongside the erection of a single storey side/rear extension - Granted 25/08/16

PROPOSED DEVELOPMENT

The application proposes to increase the ridge height of the property by 0.7m together with alterations to the roof form from hip to barn hip, to allow for a loft conversion; the erection of a rear dormer and the installation of a balustrading above the existing single storey rear extension to allow for provision of a roof terrace, together with the erection of a single storey side/rear extension.

The application proposes the same extensions and alterations as the extant consent reference FH/TH/16/0798, with the addition of 1no. rooflight to the north of the front elevation, 1no. rooflight to the northern roofslope and 4no. rooflights to the southern roofslope of the proposed single storey side/rear extension, the enlargement of the rear dormer and the removal of the large first floor window to the north east side elevation.

The proposed enlarged rear dormer has been amended and will now be designed with a barn hipped roof, constructed of roof tiles to match the existing roof and render to match the existing property to the elevations.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

D1 - Design

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of objection have been received.

Birchington Parish Council - Object as this application is considered to be over development.

CONSULTATIONS

None received.

COMMENTS

This application is reported to planning committee as it has been called in by Councillor Coleman-Cooke due to concerns the proposed application will result overdevelopment of the site.

Character and Appearance

The proposed alterations to the roof will increase the ridge height by approx. 0.7m and will replace the hipped roof with a barn hip design. Both the neighbouring bungalows to the west have roofs of a similar height and design as the proposed, and therefore I consider the proposed scale and design of the roof to appear in keeping with the established character and appearance of the area.

The proposed 2no. rooflights to the front elevation are located in line with one another and will not project beyond the plane of the roof. The rooflights are therefore considered to be modest additions to the front elevation which will not result in harm to the wider character and appearance of the area.

The proposed rear dormer and obscure glazed screens will be partially visible from the Canterbury Road as you approach the property. The proposed rear dormer will enlarge the approved dormer to the extant consent, designed with a barn hipped roof which will be set down from the main ridgeline by 0.1m, and the dormer will extend to the eaves of the original property. Whilst this dormer will constitute additional mass to the first floor rear elevation of the property, the form and design of the roof will relate well to the proposed barn hip roof to the main body of the property, and the materials are proposed to match the existing property. As such the rear dormer is considered to appear as a cohesive element of the whole property, and will therefore not appear out of character with the property and surrounding area. Furthermore the proposed barn hipped roof will pitch away from the boundaries of the site, thereby reducing the prominence of this element from the street scene.

The obscure glazed screens will extend a reduced depth of 2m from the extant consent. Given the proposed material, light will easily pass through, thereby limiting any impact of bulk and massing. The property is set back from the road by a considerable amount, and these proposed extensions and alterations will be partially obscured by the roof to the garage to the east and the roof to the existing single storey side/rear extension of the

property, which will therefore limit the impact of the extensions and alterations to the wider street scene.

The form and design of the proposed single storey side/rear extension has not altered from the extant consent. This extension will only be partially visible from the public realm, and will follow the scale, form and design of the existing single storey side/rear extension, constructed of materials to match existing. The proposed rooflight to the north will extend in line with the plane of the roof and will therefore be a minor addition to this extension. The 4no. rooflights to the southern roofslope and the window to the rear gable will not be visible from the public realm. This extension is therefore considered to be a modest continuation of an existing situation, which will have limited visibility from the street scene, and will appear coherent with the design, form and appearance of the existing property.

The proposal is therefore considered to be acceptable with regard to the character and appearance of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed alterations to the roof and the erection of the rear dormer will maintain a separation distance of approx. 5m to the adjacent neighbour to the west and approx. 3m to the commercial garage to the east, which is considered to be sufficient to safeguard against any adverse impacts as a result of the additional massing of the roof and dormer at first floor level.

The proposal will continue the existing single storey side/rear extension a further 3.2m to the rear boundary of the property. This extension will abut the commercial garage to the east and will be located a considerable distance away from any adjacent neighbours. Given the location and single storey nature of this extension, I do not consider this element to result in significant harm to residential amenity.

This proposal will reduce the depth of the terrace area to the extant consent, and will now extend a depth of 2m. The roof terrace will incorporate 1.8m obscure glazed privacy screens to each side elevation. Given the constrained size of the roof terrace and the provision of obscure glazed screens, it is considered that sufficient restrictions will exist to prevent any direct overlooking to private amenity space of adjacent neighbouring properties.

The proposed dormer will introduce first floor windows to the rear of the property, however the views from the dormer to adjacent properties to the side will be oblique views, which are not considered to be significantly harmful to the living conditions of adjacent neighbouring properties. There will be a separation distance of approx. 32m from the rear of the proposed roof terrace to the rear elevation of the adjacent neighbouring property to the rear. This separation distance will significantly exceed the 21m guidance distance which has historically been used to assess impacts of overlooking. Therefore the proposed dormer and roof terrace are not considered to result in harmful impacts of overlooking to surrounding neighbouring properties.

The installation of rooflights to the south and north roofslope and windows to the rear gable of the proposed single storey side/rear extension will all be located above the eaves height of the extension, which will therefore prohibit any overlooking to adjacent neighbouring properties.

Therefore the proposed development is considered to be acceptable in terms of residential amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

CONCLUSION

In conclusion, the property benefits from an extant consent, and the additions and alterations to this consent assessed through this application are considered to relate well to the form and design of the existing property and will sufficiently reflect the character and appearance of the row of bungalows of which this property is a part. Furthermore the proposed rear dormer is considerably set back from the highway, and partially obscured by surrounding development, thereby reducing its prominence within the wider street scene. There are considered to be sufficient restrictions and separation distance to prevent harm to the residential amenity of adjacent neighbouring properties. Therefore the proposal is considered to be acceptable in terms of the character and appearance of the area and will cause no material harm to the living conditions of neighbouring property occupiers, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework. It is therefore recommended that members approve the application.

Case Officer

Jenny Suttle

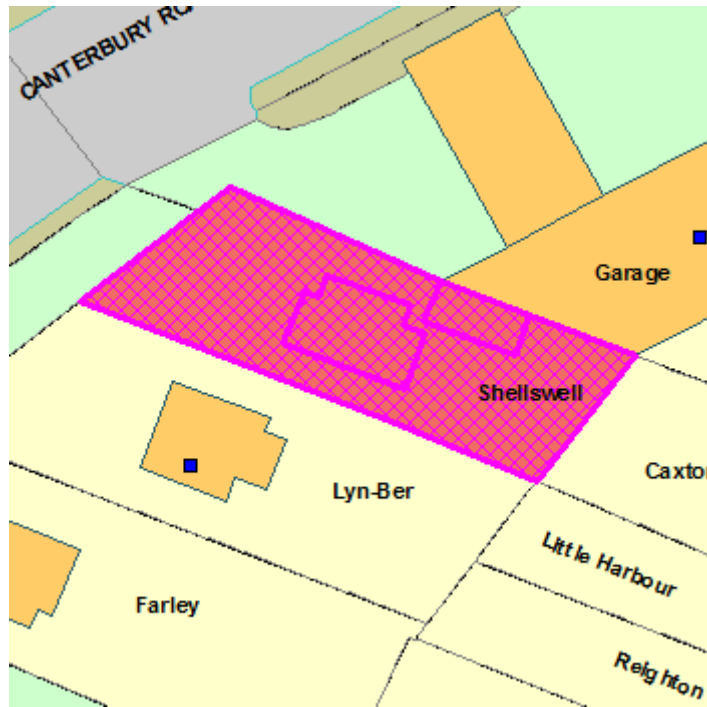
TITLE:

FH/TH/17/1244

Project

Shellswell Canterbury Road BIRCHINGTON Kent CT7 0JW

Scale:



A02

F/TH/17/1392

PROPOSAL: Erection of single storey front extension following demolition of existing porch

LOCATION:

23 Magnolia Avenue MARGATE Kent CT9 3DX

WARD:

Cliftonville East

AGENT:

No agent

APPLICANT:

Councillor Ian Gregory

RECOMMENDATION:

Approve

Subject to the following conditions:

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 46 received 09 October 2017.

GROUND:

To secure the proper development of the area.

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

GROUND:

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

INFORMATIVES

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

SITE, LOCATION AND DESCRIPTION

The site is located on the northern side of Magnolia Avenue close to the junction with David Avenue. The immediate area is characterised by single storey detached bungalows with a variety of pitched and gabled roof designs. The site is comprised of a single storey detached bungalow with a pitched roof and gabled front projection.

RELEVANT PLANNING HISTORY

There is no planning history for the site.

PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey front extension following the demolition of the existing porch.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

D1 - Design

NOTIFICATIONS

Neighbour notification letters were sent to the properties directly surrounding the site and a site notice was posted near the site. No responses have been received.

CONSULTATIONS

None received

COMMENTS

The application is brought before members as the applicant is an elected member.

The main considerations in determining this application are the impact on the character and appearance of the area, the impact on the living conditions of neighbouring property occupiers and highway safety.

Character and Appearance

The proposed front extension replaces the glazed porch which extends across the western side of the front elevation. The extension has a flat roof and will project 0.63m from the main front elevation of the property and is set back from the existing front projection by 0.15m giving a break in the front elevation. The extension will be constructed from white render to match the existing wall behind the glazed wall and the existing side elevations of the property. One window will be installed in the front elevation of the extension giving number

23 a similar appearance to the neighbouring properties, numbers 21 and 25 Magnolia Avenue.

Given the modest scale of the extension, the use of materials to match the existing property and the similar appearance to the neighbouring properties, it is considered that the proposed extension will have no significant impact upon the character and appearance of the area in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed extension measures 0.63m deep, 6.2m wide and 2.3m in height. There is a separation distance of 3.5m to the side elevation of 21 Magnolia Avenue and 6.5m to 25 Magnolia Avenue from the proposed extension. One window is proposed in the front elevation where there is a separation distance of 22m to the front elevation of number 18 Magnolia Avenue. Any overlooking from this window is unlikely to be significantly different to the existing relationship between the windows in the front elevations of these properties.

Given the location and modest scale of the extension it is considered that there will be no significant loss of light, sense of enclosure or overlooking to the neighbouring properties, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed extension makes no changes to the existing off street parking arrangements and does not increase the number of bedrooms at the property, therefore it is considered that there will be no significant change in demand for parking or highway safety.

Conclusion

In conclusion it is considered that the proposed development would not have a significant impact on its surroundings or residential amenity and accords with Local Plan Policy D1 and the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Duncan Fitt

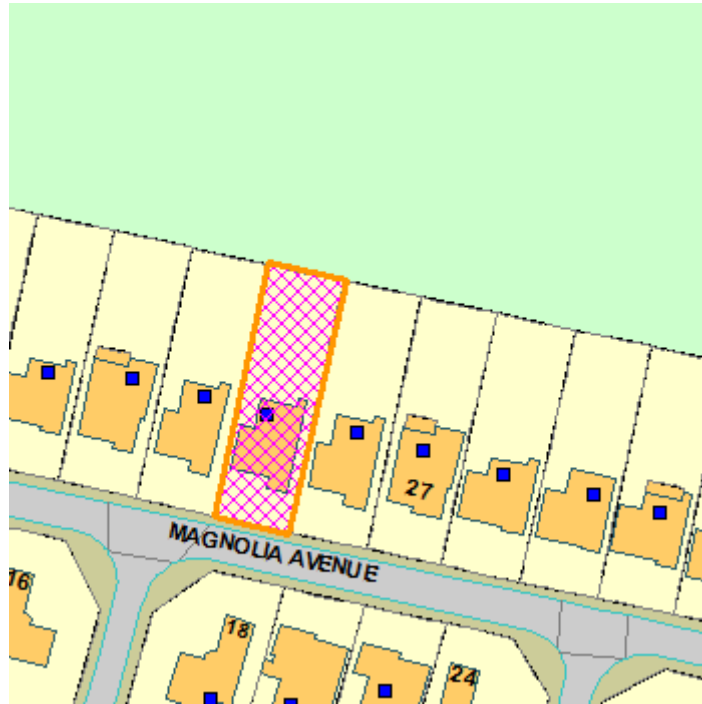
TITLE:

F/TH/17/1392

Project

23 Magnolia Avenue MARGATE Kent CT9 3DX

Scale:



A03 **FH/TH/17/1309**

PROPOSAL: Erection of detached garage with games room in roof

LOCATION: Waybank Way Hill Minster RAMSGATE Kent

WARD: Thanet Villages

AGENT: Mr Matthew Beasley

APPLICANT: Mr J Gold

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 17.114.MB.PL05 Rev B, 17.1134.MB.PL06 Rev B, 17.1134.MB.PL07 and dated Rev B, 17.1134.MB.PL08 Rev B received 23 October 2017.

GROUND:

To secure the proper development of the area.

3 The outbuilding hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling currently known as Waybank, Way Hill, Minster, and shall not at any time be used as a self-contained independent unit.

GROUND:

To secure the proper development of the area.

INFORMATIVES

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

SITE, LOCATION AND DESCRIPTION

The site is located outside of the urban confines and within a landscape character area at the southern end of Way Hill, on the junction with The Lanes and Grinsell Hill and to the west of Wayside Caravan Park. The site is a large plot with large detached property set in the south western corner of the site.

RELEVANT PLANNING HISTORY

F/TH/13/0408 - Erection of first floor rear extension. Granted 01/07/2017

F/TH/13/0129 - Erection of a first floor extension to rear, together with erection of a 2 storey building incorporating a double garage. Refused 03/05/2013.

The application was refused for the following reason: "The proposed 2 storey building, by reason of its design, scale and location, would significantly harm the character and appearance of the countryside and its landscape quality, and, in the absence of any need for the development which outweighs the need to protect the countryside, would fail to safeguard the open countryside for its own sake, contrary to Policies D1 and CC1 of the Thanet Local Plan and the National Planning Policy Framework."

PROPOSED DEVELOPMENT

The proposed development is the erection of a detached garage with games room in the roof in the north east corner of the site. The garage will be accessed through an existing gate adjacent to the existing access in the north west corner of the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies

CC1 - Impact on Countryside
CC2 - Landscape Character Areas
D1 - Design

NOTIFICATIONS

Neighbour notification letters were sent to the properties directly surrounding the site and a site notice was posted near the site. No responses have been received.

Minster Parish Council - No objection

CONSULTATIONS

None received.

COMMENTS

The application is brought before members as the applicant is related to a member of staff.

The main considerations in determining this application are the impact on the character and appearance of the area, the impact on the living conditions of neighbouring property occupiers and highway safety.

Principle

The property lies outside the identified urban confines and is situated within the countryside (Policy CC1) and the Wantsum North Shore Landscape Character Area (Policy CC2).

The Adopted Local Plan 2006 notes that open countryside in Thanet is particularly vulnerable to landscape damage from development, because of its limited extent, the openness and flatness of the rural landscape, and the proximity of the towns. Isolated rural development therefore has the potential to be much more conspicuous in rural Thanet than in other parts of the County. Development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside (Policy CC1).

Policies CC2 states that development will only be permitted that would not damage the setting of the Wantsum Channel, and long views of Pegwell Bay, the Wantsum Channel, the adjacent marshes and the sea. The policy also recognises that there may be other development needs that require sympathetic consideration and these will be considered in the light of their landscape impact.

There is no Local Plan provision for extension or development within the curtilage of dwellings within the countryside. It has been generally accepted that modest additions and buildings that do not have a harmful impact on the character of the countryside, are well designed and have no unacceptable impacts to the living conditions of neighbours could be considered acceptable departures from Thanet Local Plan Policy CC1.

Character and Appearance

The proposed garage will be constructed from black featheredge timber cladding and clay tiles and facing brickwork to match the main property. Three timber garage doors are proposed in the front elevation facing towards Way Hill. An amended plan has been submitted during the application process reducing the number windows in the garage giving it a more rural appearance. Three windows and three rooflights are proposed in the rear elevation facing towards the eastern boundary of the site. Due to the location of these windows in the rear elevation they will have limited visibility from the street scene.

When compared to the previously refused application this proposal has altered the design, scale and location of the garage. The garage is situated 5.6m further back into the site and has been reduced in total height by 1m. The overall footprint of the garage has been reduced by 8m² and the design has been altered to give a more rural appearance. The use of featheredged timber weatherboarding and the amended plan removing the windows from

the front and side elevations of the building give the garage a barn like appearance that is typical of the area.

Some view of the garage may be obtained across the garden and entrance to the property, however due to the set back of the garage and the substantial soft boundary treatment around the site it is unlikely to create a prominent feature within the street scene. Whilst the proposed garage still represents a substantial development, it is located within a large site and when compared to the previous application, the amended location and design, reduce the visibility of the development and its impact upon the rural character of the area.

Three trees are to be removed to allow for the construction of the garage. These are small fruit trees located towards the centre of the site that are not covered by a Tree Preservation Order (TPO). Due to their size and location they are of limited amenity value and their removal is unlikely to have a significant impact upon the character and appearance of the area.

On balance it is considered that the proposed development will not have a significantly detrimental impact upon the rural character and appearance of the area or the landscape character area to warrant refusal of the application.

Living Conditions

The proposed garage will measure 5.7m deep, 9.8m wide, 3.4m to the eaves and 6.3m in total height. The garage is located 8.4m from the eastern boundary which is shared with Wayside Caravan Park and 0.4m from the vehicular access to the caravan park.

The closest residential property is The Elms on Way Hill which is located 12m away from the northern side elevation of the proposed garage. Three windows and three rooflights are proposed in the rear elevation of the garage facing towards the eastern boundary. No windows are proposed in the front or side elevations of the garage. Whilst the rear windows may offer some views towards the caravan park there is high hedge on the boundary and the rooms within the garage are not considered to be habitable accommodation and therefore offer limited opportunity for overlooking.

Given the location of the proposed garage, the separation distance to the neighbouring properties, and the arrangement of the windows, it is considered that the development will cause no significant harm to the living amenity of the neighbouring property occupiers in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed garage will provide parking for two vehicles and the additional driveway will allow for off street parking for at least three vehicles. The garage will be accessed from Way Hill through an old gate which is to be re-opened. Given the location of the garage and the increased parking provision it is considered that the proposed development will have no significantly detrimental impact upon highway safety.

Conclusion

This is an application for a detached garage within the curtilage of an existing dwelling that is of a design, layout and scale which is not considered to result in any significant or demonstrable harm to either the visual amenities of the immediate area, or longer views of the Landscape Character Area. In addition, the impact upon highway safety is considered to be acceptable and given the design of the garage, there is considered to be no significant impact upon neighbouring living conditions. It is therefore considered that, on balance, the erection of a garage, in this location would not have a significant impact upon the countryside, and forms sustainable development in accordance with Policy CC1 of the Thanet Local Plan and the requirements of the National Planning Policy Framework. It is therefore recommended that members approve the application.

Case Officer

Duncan Fitt

TITLE:

FH/TH/17/1309

Project

Waybank Way Hill Minster RAMSGATE Kent



R04

OL/TH/17/1412

PROPOSAL: Outline application for the erection of 1No. detached bungalow with all matters reserved

LOCATION: Land North West Of Down Barton Road St Nicholas At Wade BIRCHINGTON Kent

WARD: Thanet Villages

AGENT: Mr Tony Michael

APPLICANT: Mr & Mrs Walker

RECOMMENDATION: Refuse Permission

For the following reasons:

1 The site is outside the built up area boundary of any settlement and represents an unsustainable and isolated form of development within the countryside, not outweighed by any economic, social or environment benefits, contrary to Policies H1 and CC1 of the Thanet Local Plan and Paragraphs 49 and 55 of the National Planning Policy Framework.

2 The proposed dwelling, by virtue of its location, would appear visually divorced and isolated within the open landscape which is characteristic of the western side of Down Barton Road, and out of keeping with the open rural character of the area, contrary to Thanet Local Plan Policies CC1, CC2 and D1, and paragraphs 17, 58, 60 and 61 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

The site lies outside the village confines of St Nicholas-at-Wade, as established by the Thanet Local Plan proposals map. The site is a parcel of land currently part of a stable and horse paddock to the north west. The site fronts Down Barton and is located opposite Nos. 1 to 7 Prospect Place and No.1 Downbarton Farm Cottages and its north eastern boundary extends to the public right of way leading to St Nicholas Court.

RELEVANT PLANNING HISTORY

F/TH/15/0293 - Change of use and conversion from stable to dwelling with external alterations - Refused on 18.06.2015 for the following reason:

The site is outside the built up area boundary of any settlement and, as such, represents an unsustainable and isolated form of development within the countryside, contrary to Policies

H1 and CC1 of the Thanet Local Plan and Paragraphs 49 and 55 of the National Planning Policy Framework

An appeal was lodged against this decision, and this was dismissed by the Planning Inspector.

F/TH/09/0406 - Change of use of land for keeping of horses together with erection of stable building, sand school, fencing, manure store and associated access for domestic purposes
GTD 09.09.2009

F/TH/97/0517 - Retention of a field shelter and parking of a horse lorry in accordance with the provisions of section 73A (2) (a) GTD 22.09.1997

PROPOSED DEVELOPMENT

The application is in outline form with all matters reserved, for the erection of 1No. dwelling. The illustrative layout plan and drawings show the location of a single dwelling with access onto Downbarton Road. Parking is shown within the site to the front of the property. In addition a footpath is shown from the road to the parking area and an additional private footpath is shown linking the parking area to the public footpath to the north east of the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

CC1 - Development in the Countryside (urban and rural confines)

CC2 - Landscape Character Areas

D1 - Design Principles

D2 - Landscaping

H1- Housing

H4 - Windfall Sites

SR5 - Play space

TR12 - Cycling

TR16 - Car Parking Provision

NOTIFICATIONS

Neighbouring residents have been notified, a site notice displayed and an advert placed in the Thanet Extra and no representations have been received.

St Nicholas-at-Wade & Sarre Parish Council raise no objection.

CONSULTATIONS

Environmental Health has considered contaminated land, noise and air quality with this application and do not have any concerns and raise no objection.

Kent Archaeology make the following comments:

I have reviewed the Historic Environment Record and collection of aerial photographs and note that the proposal is located in an area of significant archaeology with prehistoric landscapes surrounding St Nicholas. The cropmarks close to the site appear to be the vestiges of a significant WW2 buried landscape at the village which was heavily defended with encircling entrenchments. It would appear that in the site there are remains of the zig-zag trenches and also an area that may be a strong point which would seem strategically located near the road.

The proposals may affect archaeology though I note that the proposal at present is in Outline form with matters reserved. While we would prefer to see the design of the development proposals informed by the archaeology and its potential preservation, I would consider that this can be achieved through a condition on the Reserved Matters consent if forthcoming. I would recommend therefore that provision is made for an archaeological evaluation with agreement of measures to preserve significant archaeology and/or further investigation. Measures could include the positioning of the new building elements of the proposal at detailed design stage. The evaluation should be undertaken prior to submission of a detailed application to ensure that archaeology is taken into account. The following two conditions are recommended:

1. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of
 - i. archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
 - ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

And

2. No development shall take place until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason : To ensure that due regard is had to the preservation in situ of important archaeological remains.

Southern Water raise no objection but request an informative is attached to any approval advising of the process for making a connection to the public sewage system.

COMMENTS

The application is brought before Members as a departure to policy H1 of the Thanet Local Plan, as the site is located outside of the confines of the village, on non-previously developed land within the open countryside.

The application is also brought before Members at the request of Councillor Derek Crow-Brown to allow for the consideration of the application as a sustainable form of housing development within the countryside.

Principle

The application is in outline form with all matters reserved therefore details of access, appearance, landscaping, layout and scale cannot be considered at this time and would be submitted under reserved matters. Therefore the principle of the erection of a dwelling is the only issue being considered at this time.

The application site lies within an area designated as countryside as defined by the Thanet Local Plan and is therefore contrary to Policy H1 of the Thanet Local Plan, which requires that new residential development should be on previously developed land within the urban confines.

Policy CC1 of the Thanet Local Plan states that new development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside. There is a current need for housing within Thanet, which is being reviewed through the Local Plan process.

The Council does not currently have a 5 year supply of deliverable housing sites as required by paragraph 49 of the NPPF. For residential development, this means that planning applications for housing should be considered in the context of the National Planning Policy Framework's presumption in favour of sustainable development (paragraph 14). This is because local policies (including defined development boundaries) relating to the supply of housing are no longer considered up to date (paragraph 49). Paragraph 14 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless; any adverse impacts of doing so would "significantly and demonstrably" outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

In determining whether the development of the site is acceptable, the need for housing in the district will therefore need to be balanced against other issues such as the impact on the countryside and character and appearance of the area, impact on the highway network, impact upon living conditions, and sustainability of the development.

Character and Appearance

The site lies outside of the built up village confines of St Nicholas-at-Wade as defined by the Thanet Local Plan 2006 and within a Landscape Character Area, where the policy states development will only be permitted that would not damage the setting of the Wantsum Channel.

In 2015 the Planning Inspector upheld a refusal to grant planning permission for the conversion of the stable building, approximately 70 metres to the south west of the site, into a single dwelling. The current application is on land to be separated from part of the horse paddock to which the stable building relates. He raised issues regarding the distance of the site to the footpath. Whilst he noted the settlement of St Nicholas-at-Wade contains a range of services and facilities he said "the appeal site is separated from the settlement by a narrow section of road which contains no footpaths or public lighting and would be unlikely to be attractive for pedestrians and unlikely to encourage cycling, particularly in winter months." He went on to say that "the linkage between the site and the services and facilities in St Nicholas-at-Wade, including bus stops, is therefore generally poor and occupiers of the proposed dwelling would in practice be very reliant on a private car." The applicant has looked to address these issues by indicating the dwelling is located closer to the village and has proposed a footpath connection across the land, linking with the public right of way and footpath to the north east.

The site is currently used as a paddock for horses and provides a break in the built form. There is a clear delineation to the edge of the village confines that finishes approximately 30 metres to the north east of the boundary of the site. The illustrative block plan shows the proposed dwelling located approximately 60 metres from the edge of the village confines. There are no other residential dwellings on this side of the road beyond the village confines.

During the pre-application process the applicant suggested that the dwelling could be located further to the north-eastern end of the site to give the dwelling a closer relationship with the existing buildings within the village. Whilst this would bring the proposed dwelling closer to the edge of the defined village boundary there would still be an intervening parcel of land (not within the ownership of the applicant) and a public footpath, creating a gap of approximately 30 metres, which would separate the north-eastern boundary of the site from the established edge of the village confines. A dwelling in this location, together with the residential paraphernalia that would reasonably be expected surrounding a dwelling, would reduce the open character of this landscape which is protected by Local Plan policy CC2. The addition of hardstanding to the front of the property and a footpath across the length of the site would further erode the undeveloped and open character of the landscape. The landscape within areas covered by Policy CC2 is very open with few features and from the upper slopes it affords extensive views across the whole of the former Wantsum Channel to the slopes on the opposite banks and in many places to the sea. The former shoreline provides St Nicholas with its unique setting.

The Planning Inspector commented on the visual isolation of the stable building saying "although the site is relatively close to the nearest dwellings on Down Barton Road, the position of the stables towards the rear corner of the site is such that it would appear divorced and somewhat isolated from the settlement. In this respect, the site is more closely related to the countryside than the settlement and its existing rural use." The Inspector commented that the residential conversion of the stable building would result in a material change to the character and appearance of the rural character of the building "compounded by associated external domestic paraphernalia" and "the proposal would result in development that would be significantly more visually intrusive and damaging to this countryside location." He concluded that the proposal would fail to recognise the intrinsic character of the countryside. The erection of a residential dwelling within this site would not

overcome the Inspector's concerns as the site is clearly isolated and divorced from the residential properties to the north east, and the erection of a single dwelling rather than the conversion of an existing dwelling would have an even greater impact upon the open character of the countryside.

The development on the opposite side of Down Barton Road (Nos. 1 to 7 Prospect Place and the Downbarton Farm Cottages) are outside of the village confines but these exist as a group of properties rather than forming isolated development. The recently approved development for 6 dwellings in Summer Road was seen as infill development between existing properties and set within the context of the existing houses in Summer Road to the south and properties fronting Down Barton Road to the west and they did not encroach into the open countryside. By contrast the side of the road, in which the application site is located, has no development beyond the confines of the village and retains its open character with the exception of the stable block which was permitted as it was a replacement to earlier stables and was supported by Thanet Local Plan Policy SR16 which generally supports equestrian uses in the countryside.

Paragraph 55 of the National Planning Policy Framework outlines how housing should be located where it will enhance or maintain the vitality of rural communities and Local Planning Authorities should avoid new isolated homes in the countryside unless special circumstances exist, such as to satisfy an essential need for a rural worker to live permanently on the site, the development would represent the optimal viable use of a heritage asset, re-use a redundant or disused building or involve exceptional quality or innovative design. It is not considered that the proposed development would satisfy any of these special circumstances.

Whilst there is a local need for housing, this proposal provides only one unit towards the housing supply, and the proposed development is considered to erode the open rural character of the countryside and Landscape Character Area, which is similar to the view previously held by the Inspector when considering the application on the adjoining site. The need for the development is therefore not considered to outweigh the harm to the countryside, and is therefore not considered to be sustainable under the environmental dimension of sustainable development. The proposed development is therefore considered to be contrary to the Policies CC1 and CC2 of the Thanet Local Plan and the requirements of the NPPF.

Living Conditions

The appearance, layout and scale of the dwelling has been reserved for future consideration, however, the indicative floor plan provided does suggest that it would be possible to provide a good standard of residential accommodation for future occupiers given the available size of the site. A dwelling located within this site would be some distance from other dwellings and is unlikely to have a detrimental impact upon the amenity of neighbouring residential occupiers.

Local Plan policy SR5 requires new dwellings with two bedrooms or more to provide safe doorstep play space for young children. Whilst the application is only in outline form there appears to be scope to provide ample safe play space and space for clothes drying, refuse

storage and storage facilities. The application does not propose boundary treatment at this stage but the erection of a means of enclosure, such as wall or fence, to provide a safe doorstep play space would result in further loss of openness within the site. Likewise the addition of bin storage and clothes drying facilities together with the domestication of the site would further introduce structures within the site resulting in the loss of open landscape.

Highway Safety

The application is for a single dwelling and the proposal has indicated off street parking to the front of the property and there is room within the site for the safe storage of bicycles. Given the size of the site and its boundary onto Down Barton Road it is reasonable to assume that Kent Highway Parking Standards could be met and as such I do not consider the proposal would adversely impact upon highway safety.

There would be a certain amount of activity associated with the current use of the site from the use of the stable and the additional amount of activity associated with one dwelling would not be significantly greater. The proposal would therefore accord with the aims of Thanet Local Plan policies TR12 and TR16.

Other Matters

There are no specific policies within the Local Plan that would protect the use of the land for grazing. Furthermore, the site is surrounded by countryside and as such there would be opportunities for other potential grazing land sites.

Conclusion

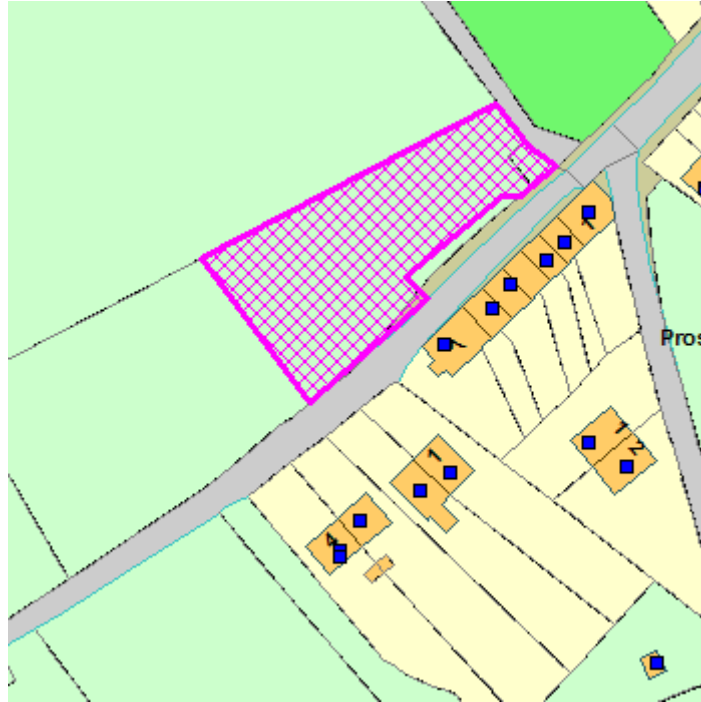
For the reasons stated above it is considered that the need for the development does not outweigh the need to protect the countryside and this isolated form of development is considered to impact upon the open rural character of the area, contrary to Thanet Local Plan policies CC1 and CC2 and paragraph 55 of the National Planning Policy Framework. It is therefore recommended that Members refuse the application.

Case Officer

Rosemary Bullivant

TITLE: OL/TH/17/1412

Project Land North West Of Down Barton Road St Nicholas At Wade
BIRCHINGTON Kent



D05

OL/TH/17/0150

PROPOSAL: Outline application for the erection of up to 23no. dwellings including access with all other matters reserved

LOCATION: Land Adjacent To Oakland Court Cottington Road Cliffsend RAMSGATE Kent

WARD: Cliffsend And Pegwell

AGENT: Mr Howard Courtley

APPLICANT: Mr Edward Spanton

RECOMMENDATION: Defer & Delegate

Defer and delegate for approval subject to the receipt of an acceptable legal agreement to secure the outlined heads of terms and the following conditions:

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

GROUND:

As no such details have been submitted.

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

5 The development hereby approved shall be carried out in accordance with the submitted access and highway plan numbered 21302/01 Rev 04, received 31 July 2017.

GROUND:

To secure the proper development of the area.

6 Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from transport related sources and shall be made in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAm_{ax}) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

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

7 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

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

8 Prior to the commencement of development (including vegetation clearance), a precautionary mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The precautionary mitigation strategy must be informed by an site visit be carried out within 3months prior to the submission of the strategy. The measures shall be implemented in full accordance with the details approved.

GROUND:

To safeguard protected species, in accordance with the NPPF.

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

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

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

GROUND:

To safeguard protected species, in accordance with the NPPF.

10 Details to be submitted in pursuant of Condition 1 above for layout shall include a detailed sustainable surface water drainage scheme for the site. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters, and that the design will not provide a breeding ground for mosquitos.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

11 Development shall not begin until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

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

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

12 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved. Reason: To ensure development meets the aims of the NPPF through sustainable management of any historic contamination present that could present a risk to groundwater within the underlying principal aquifer within Source Protection Zone 2 of a public water supply.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

14 No development shall take place until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and timetable.

GROUND:

To prevent pollution of groundwater, in accordance with the NPPF.

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

GROUND:

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

16 Prior to the first occupation of any dwelling hereby approved, the proposed site access, footways, road widening works on Cottington Road, and crossing point on Oakland Court, as shown on the approved plan numbered 21302/01 Rev 04, shall be completed and operational.

GROUND:

In the interests of highway safety and pedestrian movement, in accordance with the NPPF.

17 The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

GROUND:

In the interests of highway safety.

18 The following works between a dwelling and the adopted highway shall be completed prior to the first occupation of the dwelling:

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

GROUND:

In the interests of highway safety.

19 Prior to the first occupation of the development hereby permitted, visibility splays of 2.4m x 43m x 2.4m shall be provided to the access onto Cottington Road, as shown on the approved plan numbered 21302/01 Rev 04, with no obstructions over 1 metre above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interests of highway safety.

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

- (a) Routing of construction and delivery vehicles;
- (b) Parking and turning facilities for delivery and site personnel vehicles;
- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required.

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

GROUND:

In the interests of highway safety.

21 The details to be submitted in pursuant of condition 1 above for layout and scale shall include an updated Historic Landscape Assessment , which takes into account the impact of the proposed development on the Grade II Listed St.Augustine's Cross.

GROUND:

To limit the impact upon the setting of the Grade II Listed St.Augustine's Cross, in accordance with the NPPF.

22 Details pursuant to condition 1 above shall not show any building exceeding 2 storeys in height.

GROUND:

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

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

26 The layout and landscaping details pursuant of condition 1 above shall include a landscaping buffer along the northern boundary of the site, which should be a minimum of 3m in depth (and exclude any built development), and should contain small native trees with hedgerow; a small tree belt along the western boundary; scattered trees and a native hedgerow along the southern boundary; and a hedgerow along the eastern boundary, where adjacent to residential development, in accordance with the recommendations as contained within the Visual Impact Assessment.

GROUND:

To limit the impact upon the countryside, Landscape Character Area, and Grade II Listed St. Augustine's Cross, in accordance with Policies CC1 and CC2 of the Thanet Local Plan and the NPPF.

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

GROUND:

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

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

GROUND:

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

29 The details to be submitted in pursuant of Condition 1 above for layout shall show no development within the area annotated as archaeological exclusion zone, as identified on the illustrative site layout plan numbered 01 Rev C.

GROUND:

To protect archaeology of significance, in accordance with Policy HE12 of the Thanet Local Plan and the NPPF.

SITE, LOCATION AND DESCRIPTION

The site consists of 0.9 hectares located within the southern half of Cliffsend village, on an area of land currently in agricultural use. The site is to the south of Cottington Road, with existing residential development to the east of the site, and opposite the site to the north, and agricultural land to the west and south of the site, which is surrounded by St. Augustine's

Golf Course. Residential development to the side and opposite the site is pre-dominantly detached, and either single storey or 2-storey in height.

RELEVANT PLANNING HISTORY

No relevant planning history

PROPOSED DEVELOPMENT

The application is in outline form, and is for the erection of up to 23no. dwellings with all matters reserved other than access, which is being applied for. An illustrative site layout plan has been submitted showing the provision of 23no. dwellings within either detached and semi-detached buildings, and the provision of a vehicular access onto Cottington Road.

Amended plans have been submitted showing the provision of a footpath connection and pedestrian crossing point onto Oakland Court to the east, and road widening at the access point to the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

CC1 – Development in the Countryside

CC2 – Landscape Character Area

H1 - Residential Development Sites

H8 – Size and Type of Housing

H14 – Affordable Housing

HE11 - Archaeological Assessment

HE12 - Archaeological Assessment

TR12 - Cycling

TR16 - Car Parking Provision

D1 - Design Principles

D2 - Landscaping

SR5 – Play space

EP13 - Groundwater Protection Zones

SR11 - Private Open Space

CF2 – Financial Contributions

EP5 - Local Air Quality Monitoring

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. 136 letters of objection have been received. The main concerns are:

- Houses on this development will fall outside the village boundary which does not accord with the 2006 Thanet Local Plan.
- Permission for residential development on land behind 9-10 Oakland Court was refused in 1999 as the land is outside the village boundary. Sets a precedent.
- The Draft Local Plan is a draft and does not carry the same weight as the 2006 Local Plan.
- Application site is Grade 1 Agricultural Land. Part of an important green wedge between Cliffsend and Minster.
- Accept there has to be an increase in housing and Cliffsend must take its share but it must be a fair share in relation to other parts of Thanet.
- Proposal, in combination with 17/0151 and 17/0152 in addition to the 156 houses for which planning permission has already been granted will result in an increase of 35% in Cliffsend over the current 815 houses in the village. This is an excessive increase given the lack of amenities within the village
- There is no doctors surgery or school within Cliffsend, the nearest of which is in Minster, and only one community run shop. The Sportsman Pub is set to close. There are therefore inadequate amenities and community facilities to serve an increase in population
- No plans to upgrade the roads, sewers, water supply and other facilities.
- Properties to the south of the railway line are served by poor broadband speeds. More demand on this fragile telecommunications infrastructure will result in a detrimental effect across the village.
- There are few jobs available in Cliffsend and Public Transport is not reliable or available for people to access places of employment.
- Access road from the site to Cottington Rd too dangerous. Position of the access road is on a dangerous corner which does not have a clear line of vision in both directions.
- Proposed entrance to the development is planned on a bend on Cottington Road where there is a restricted view. This road is narrow
- The village is poorly served by public transport making car use virtually essential.
- Cottington Road is narrow and cannot support a car or bus passing safely, even two cars have to take great care to avoid an accident.
- Proposal will result in increased traffic on roads, particularly Foads Lane which is a single track road and already a rat run between Sandwich Road and Canterbury Road West.
- Public transport is very limited and infrequent and routes operate from opposite ends of the village, making travel difficult outside the village
- Understand that permission for a church was previously refused on this site as it was considered that the road was too dangerous for vehicles to enter and exit the church from Cottington Road.
- The drawings suggest a pond will be provided on the site. Cliffsend is known to suffer from significant mosquito infestations, of a type which can transfer Malaria and the Zika Virus, this should not be permitted.
- The village already suffers from many water supply and sewerage issues, any further development will further overload the system, any new development should be

encouraged to route sewerage to alternative interconnection points. This will avoid the need for extensive and invasive roadworks.

- The southern boundary of the site on the south side of Cottington Road is within metres of a medium risk tidal flood zone
- Properties planned adjacent to rear gardens of Oakland Court are not like for like. The same type of properties to Oakland Court should be situated in this location.
- Proposal will spoil the peaceful semi-rural character of the village and will create urban sprawl.
- Parking and turning area directly behind 11 & 12 Oakland Court may cause nuisance and disturbance to residents of Oakland Court.
- Proximity of houses adjacent to Oakland Court and Beech Grove will result in overlooking to adjacent houses.
- Social housing put together in one small area – stigmatising people on lower incomes. This should be distributed evenly throughout the development.
- The new homes are unaffordable to most local residents, and affordable housing may also be too expensive for local workers. The Local Authority needs to consider the housing requirements of its local people as a matter of priority.
- The land is adjacent to St Augustines Cross a historic monument and would be an intrusion into the nature and historical significance of the site.

Cliffsend Parish Council -

(response to original plans)

- The Cottington Road entrance has a blind bend and visibility is already very difficult and there is no footway. There have been a couple of accidents already on that bend in the last 12 months. If vehicles are coming out of proposed new road, they may be able to see left and right but vehicles coming down the road would not have any visibility. This will have a negative impact on Sevenscore roundabout, which is also a great concern.
- Current water supply and sewage pipes are currently inadequate and this development would add to that, and they would not cope.
- Over development of the site.
- Lavender lane is a rural development of barn conversions and the proposed development does not replicate this.
- Negative visual impact when leaving the village.
- Details should include upgrading of all neighbouring properties fences/walls.
- The plans show a pond, however Cliffsend is adjacent to a nature reserve. It already have an issue with mosquitoes and should not have any stagnate water in the village.
- There are not enough school facilities, Dr Surgeries, and dental surgeries to accommodate the families which would live in these properties.
- The infrastructure cannot cope with the amount of units proposed. There are too many cars in the village at the moment. Traffic calming should be considered for this area.
- CPC would support a number of self-build units as long as they are in keeping with the local area.
- Units which are built that back onto Oakland court should take account of privacy issues of existing residents.

(response to amended plan)

Cliffsend Parish Council is extremely concerned about the siting of attenuation basin which is proposed outside the western boundary of the South of Cottington road (17/0150) site (along with a second one for the South of Cottington Road development).

If you refer to our original response on this site we made the point about Mosquitos being a significant issue in Cliffsend. One of major areas where mosquitos breed is in adjacent wetland areas of St Augustine's Golf Course, which means any still water basin in this area will significantly increase the mosquito population.

Cliffsend Parish Council would like to see the attenuation pond underground. Other areas of the village use underground soakaways so there is no reason why this one cannot be the same.

CONSULTATIONS

KCC Highways and Transportation –

(Final comment) - I refer to the additional Technical Note dated 16 May and amended drawing number 21302 Rev. 02 dated 13 June submitted for the above and confirm I now raise no objection in respect of highway matters subject to necessary requirements being secured by condition/s.106 agreement.

The proposals are likely to generate approximately 12 two-way vehicle movements in the network peak hours, most of which (around 8) are likely to route to/from the major road network to the west of the site. Cottington Road has low existing traffic flows and the additional movements can be accommodated with the improvements proposed. These involve improving two existing informal passing places as well as adding an additional passing place near Great Cliffsend Farm House as shown on the submitted plans, to allow two cars to pass each other and a car to pass a larger vehicle. The proposals also include widening of Cottington Road at the site access junction to allow vehicles to pass each other, and extension of the existing 30 mph speed limit westwards to the approximate location of the existing village sign. It should be noted that these proposals have been considered in conjunction with planning application TH/17/0151 for 41 dwellings on the north side of Cottington Road, and the likely combined movements can be accommodated with the proposed improvements. The likely number of peak hour two-way vehicle movements to/from the east of both sites through the village centre (around 9 in total) is low and unlikely to have a significant impact. The combined impact of these proposals together with the proposals in Canterbury Road West (TH/17/0152) on the Sevenscore and Cliffsend roundabouts has been considered and is not significant, being less than the typical variation in daily traffic flow.

The proposals for the site also include provision of a new footway between the site and the start of the existing footway network at Oakland Court to the east, thus allowing and encouraging pedestrian access to the bus stops and services/amenities in the village and the Thanet Parkway Station. All the proposed highway improvements have been subject to an independent safety audit and will be carried out by the applicant under a s.278 agreement with the Highway Authority.

Visibility splays appropriate for the speed limit in Cottington Road can be provided at the site access and the detailed layout of the site, including parking provision, can be resolved through reserved matters. Matters relating to access and parking for construction traffic can be dealt with through a Construction Management Plan which can be secured by condition. Taking all of the above into account the proposals are unlikely to have a severe impact that would warrant a recommendation for refusal on highway grounds, subject to safeguarding conditions.

(Initial comment) - I refer to the above planning application and would comment as follows:

1. This application is one of three currently submitted by the same applicant/landowner in Cliffsend, however the Transport Statements do not consider the cumulative highway impact of all three sites. The applicant should therefore submit trip generation and distribution figures (based on 2011 Census data) for the three sites combined so that the cumulative impact can be considered and any subsequent assessment of the highway network required can be advised.
 2. I note the proposal to extend the existing 30 mph speed limit to the west of the site, however there are a number of factors which will dictate whether or not this is achievable. In particular existing measured vehicle speeds should be appropriate for the proposed speed limit and no information has been submitted in this respect. I would also advise that an isolated raised table feature as indicated for the proposed site on the south side of Cottington Road is not acceptable, particularly on a bus route. Measured speeds should therefore be submitted to assist in determining both the suitability of the proposed speed limit change and the visibility splays required at the access should the speed limit change not be suitable.
 3. Cottington Road in the vicinity of the site access is narrower than the typical 5-6 metres width as indicated in the TS. In particular there is evidence of verge overrun around the bend in the vicinity of the site access and to the west of the same. The proposals will increase the use of this section of Cottington Road with the majority of traffic likely to access the main road network to/from this direction. The road width should therefore be increased to 5.5 metres at the site access and at a point just to the west of the site boundary (i.e. a passing place), to allow a bus and a car to pass each other. The section of road around the bend between these two points should also be widened to 5 metres to allow two cars to pass each other on the bend. Vehicle swept path diagrams should be submitted to demonstrate that sufficient passing width is available.
 4. The provision of a footway connecting the site to Oakland Court should include a pedestrian crossing point across the junction, with dropped kerbs and tactile paving. It appears that the existing vegetation on the west side of the junction will need to be cleared to provide adequate visibility for pedestrians crossing west to east, to a driver approaching the junction from within Oakland Court.
 5. Details of all the alterations to the existing highway should be submitted, including a safety audit and designer's response to any issues raised.
- I wish to place a holding objection until the above matters have been satisfactorily resolved.

KCC Biodiversity Officer - We have reviewed the ecological information submitted in support of this planning application and the information provided by the applicant in December when we provided pre application advice.

We advise that sufficient information has been provided and we are satisfied with the conclusions of the report - We note that the survey was carried out in 2015 but as the fields are actively managed arable fields we are satisfied that the conclusions of the survey are unlikely to have changed.

The reports detail that although there is some limited potential for protected species to be present (including reptiles/breeding birds/ bats) the impacts can be minimised by implementing a precautionary mitigation strategy – we advise that a precautionary mitigation strategy is submitted as a condition of planning permission.

The proposed development will result in an increase in lighting within the immediate area which may have a negative impact on biodiversity and we advise that any lighting scheme proposed for the development must be sensitively designed.

KCC Archaeology Officer -

(Final comment) - Thank you for consulting us on the amended plans and the submission of the overlay of the proposed archaeological preservation area against archaeology finds for the above proposed residential development at Cottington Road. My advice in respect of the archaeology condition remains the same in that a programme of archaeological works be secured.

As we advised the most significant archaeology, ie the enclosure to the south west should be left preserved and excluded from the development. The plan supplied by ECE Architecture 6325/04 illustrates the relationship of the protection area and the archaeology. This shows that the remains of the enclosure / monument will sit outside the site boundary. I am satisfied that this provides an adequate boundary between the built development and the enclosure however I would caveat that in design for the 3m wide landscaping buffer immediately north as shown on 6325/01/Rev C we would need to agree the type of planting to ensure that it is either shallow rooted or the planting area is raised slightly to avoid root damage to archaeology. I understand that landscaping is a matter reserved for a future application and am confident a suitable scheme can be designed in at that stage.

(initial comment) - As explained in the submission this site has been the subject of archaeological assessment, geophysical survey and evaluation trial trenching the scope of which has been agreed with myself and which I have monitored. The evaluation revealed a complex buried archaeological landscape of a number of periods. I have agreed subsequent to the evaluation that the most significant archaeology, a prehistoric enclosure or monument should be excluded for the development footprint while the remaining site should be subject to a programme of further archaeological works in the form of strip map and sample archaeological excavation.

The applicant appears to have taken on board these principles in the submission however I am having some difficulty in comparing the location of the prehistoric enclosure with the development footprint. I would request that the applicant supplies an additional drawing that overlays the proposed development footprint with the archaeology known from the

geophysics and the trial trenching so I can advise if there is sufficient exclusion of the archaeology.

KCC Accommodation - The County Council has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services, which will require mitigation either through the direct provision of infrastructure or the payment of an appropriate financial contribution - £69,804 towards primary school provision (works at St.Lawrence in Thanet CE Junior School), £49,555.80 towards secondary school provision (Phase 1 Ursuline College expansion works), £1,104.36 towards libraries).

KCC SUDs -

(Final comment) - Having held discussions with the applicants consultant we are satisfied with the design and that our concerns with regards to the final drainage outfall being within land outside of the red line planning boundary can be dealt with by safeguarding conditions.

(Initial comment) - The application is supported by a Flood Risk Assessment prepared by Ecus (July 2015).

This assessment indicates that surface water could be managed with a controlled discharge rate with attenuation on site. The attenuation volume based on preliminary assumptions with respect to the layout would require a volume of 530 m³ with a surface area of approximately 1,000 m². This shown indicatively on Figure A3 within the assessment. This possible proposal does rely on a connection to a watercourse in the locality. The feasibility of achieving this connection was not fully assessed. This approach appears feasible but Kent County Council would require further discussion with respect to the discharge rate and the ability to connect to the local watercourse.

However, the illustrative layout which has been submitted for this planning application prepared by ECE Architecture (January 2017) takes no consideration of any potential areas which may be required for attenuation storage. This would suggest that the planning proposal does not provide appropriate management of surface water onsite. The accompanying drainage assessment (Ecus, Dec 2016) states that the surface water generated by this development can be accommodated on land to the south-side of Cottington Road, but there is no indication as to where this may be located. The adjacent site (covered under application ref TH/17/01751) is also covered by the Flood Risk Assessment submitted with this application; as mentioned above, figure A3 shows indicatively where the water from both of these sites should be accommodated. Unfortunately these indicative surface water attenuation areas have been omitted from both of the subsequent indicative site layouts. There is a statement within the Dec 2016 assessment which suggests that land that lies outside of the red-line boundaries of both sites could be used to provide the space for the required attenuation basin. This is not an acceptable solution. The redline boundaries should be amended to accommodate the entire development, inclusive of surface water management infrastructure. It must then be ensured that the attenuation pond is appropriately designed and sized to accommodate the runoff from both of the contributing sites without exacerbating the flood risk to the site or surrounding area.

Kent County Council therefore object to this proposal as submitted until further information is provided to demonstrate how the recommendations as proposed within the Flood Risk Assessment are appropriately accommodated within the illustrative layout.

Environment Agency - Thank you for sending the detailed drainage strategy reports. We are satisfied that the foul drainage is going to the main sewer and have no further comments to make to the above application.

Southern Water –

(Final comments) - The comments in our response dated on 27/02/2017 remain unchanged and valid for the amended details.

In addition, the revised drainage strategy report indicates that surface water drainage disposal will now be via the public surface water sewer and that there would be a resulting increase in surface water flow to the public sewerage system.

The applicant is advised to initiate a sewer capacity check to identify the appropriate connection point for the development with adequate capacity to serve the development and determine acceptable flow rates.

(Initial comments) –

Our initial investigations indicate that Southern Water can provide foul sewage gravity disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

The discharge from attenuation ponds to the public surface water will not be acceptable. The proposed surface water drainage will not be adoptable to Southern Water.

No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval, informatives and safeguarding conditions are attached to the consent.

TDC Head of Housing - The submitted planning application confirms that the site will provide 30 % affordable housing as per policy. Although no detail is confirmed as yet.

Strategic Housing would like an appropriate allocation of the properties across the whole site, and be part of the ongoing site specific discussions.

TDC Conservation Officer - I am satisfied with the Historic Landscape assessment and setting assessment of St Augustine's Cross.

Since the application is at an outline stage with reserved matters with regard to design and form of the proposed development, the assessments has adequately explored the potential impact of the proposed development and equally have set mitigation measures on the impact of the development to St Augustine's Cross. I would advise that special attention should be paid to the design, form and layout as well as retention of an appropriate visual setting of St Augustine's Cross in particular on the proposed development at site B which has a more possibility of affecting its setting.

TDC Environmental Health - I have reviewed the above application which is adjacent to the AQMA, I have no other environmental health concerns and would therefore request that the following standard mitigation be secured via a suitably worded condition, with details to be submitted for approval: -

All gas-fired boilers to meet a minimum standard of <40mgNOx/kWh

1 Electric Vehicle charging point per dwelling with dedicated parking

Thanet CCG Estates Manager - NHS Thanet CCG (TCCG) now has the responsibility for requesting Section 106 (s106) health care contributions, on behalf of developments in areas where CCG practices are located. TCCG wishes to apply for such assistance and a healthcare contribution is therefore requested against the above development in accordance with the recognised Thanet District Council Planning Obligations and Contributions Guidance.

Inevitably, any increase in the local population has a knock-on effect in terms of health care and TCCG would seek to apply this s106 contribution to meet these extra demands placed upon the local primary care health service. With regards to these particular applications, despite being modest in size in their own right, collectively they pose a risk to the provision of primary care in the locality and so the effect has been considered as a totality rather than individually. A need has been identified for contributions to support the delivery of investments highlighted by our internal Premises Review. This improvement to the primary care infrastructure is expected to result in a need to invest in improvements to Newington Road Surgery, which sits within 1.5 miles of the proposed developments. Any increase in patient list sizes will push the practices to an unacceptable level of patients per sqm and it is hoped that this development will directly support improvements within primary care by way of extension, refurbishment and/or upgrade in order to provide the required capacity.

In respect of phasing and patient numbers, the contribution is sought upfront from each application, this will allow improvement works to be complete in advance of new patients wishing to register and will mitigate capacity issues going forward.

Natural England - I would like to confirm that Natural England has no objection to this development providing that the appropriate financial contribution is made to the Thanet Coast Strategic Access Management and Monitoring Strategy (SAMMS).

Kent Wildlife Trust – Object. Cumulative effect of the loss of three fields, which will impact upon the loss of over-wintering habitat in the vicinity of Pegwell and Sandwich Bays. If approved, enhancement measures should be incorporated to compensate for the loss of suitable land.

COMMENTS

This application is brought before members as the site lies outside of the village confines, and is therefore a departure to Policy H1 of the Thanet Local Plan. The application has also been called in by Cllr Townend to enable members to consider the principle of the development within the countryside.

Principle

The site lies outside of the village confines and is therefore contrary to Thanet Local Plan Policy H1, which states that 'residential development on non-allocated sites will be permitted only on previously developed land within existing built-up confines'. This policy no longer accords with the requirements of the National Planning Policy Framework (NPPF), as the Council cannot demonstrate a 5 year housing land supply, and as such this policy has little weight.

Policy CC1 of the Thanet Local Plan states that new development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside. There is a current need for housing within Thanet, which is being reviewed through the Local Plan process.

In the Draft Thanet Local Plan Preferred Options Consultation document the site has been allocated for housing under Policy H04G, with a notional dwelling capacity of 30 dwellings, 7no. more than that proposed.

Whilst the application site would be a departure to current Local Plan Policy H1, this policy is not up-to-date, and the direction of travel of the new Policy document to allocate the site for housing development has some weight in decision-making to support this submission. The proposal falls therefore to be considered in the context of the presumption in favour of sustainable development in accordance with paragraph 49 of the National Planning Policy Framework.

The application site is located on the edge of Cliffsend, a village that has been considered through the Local Plan process to be a sustainable village that is suitable for expansion. Within the village there is a community shop, post office, village hall, church, nursery, along with a recreation ground and equipped play area. As part of a recently approved application at Cliffsend Farm Cottages, planning permission has been granted for the erection of an additional shop to the centre of the village, along with improved footpath connections between the north and south of the village and to bus stops. These additional services and infrastructure improvements are increasing the sustainability of the village, and help to support the future expansion of the village. The site also falls within 400m of a bus stop, and a bus route that connects with both Ramsgate and Minster that have primary schools and other facilities and services.

Policy H04G requires that as part of any future application a pre-design archaeological evaluation, targeted assessment of the impact upon the setting of St. Augustine's Cross, and a flood risk assessment be submitted.

In determining whether the development of the site is acceptable, the need for housing in the district and benefits of the proposal will therefore need to be balanced against other issues such as the impact on the countryside and character and appearance of the area, impact on the highway network, impact upon archaeology and the Grade II monument, and impact upon living conditions.

Quality of Land

The NPPF states that local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. The planning statement advises that the application site consists of Grade 2 agricultural land, similar to much of the agricultural land within Thanet that is either Grade 2 or higher. The loss of this land will need to be balanced against the need for the development.

Impact on Countryside and Surrounding Area

The site falls outside of the urban confines and within a Landscape Character area. Policies CC1 and CC2 of the Thanet Local Plan look to protect the open landscape, and the wide, long views of the former Wantsum Channel area and Pegwell Bay. The application site is located on the edge of the existing settlement in an open area of field, and will therefore be visible from Cottington Road, with partial long views achievable from the surrounding area, including Canterbury Road West and the A299.

- Landscape Impact

The application site is located adjacent to existing residential development to both the east of the site and opposite the site to the north. As such, the proposed development would be viewed as an extension of the existing built form within the village, and would not result in an isolated extension into the countryside.

A Visual Impact Assessment has been submitted as part of the application in order to examine the visual impact of the proposed development on the immediately surrounding area, as well as on long views of Pegwell and Sandwich Bay, given the location of the site within a Landscape Character Area. The main views of the site are from Cottingham Road itself, from both the north and west of the site; gaps in the treed boundary to the Golf Course to the south of the site; and parts of Oakland Court. There are limited views from the east of the site given the presence of existing residential development, and the landscape prevents any longer views of the site. Other than trees along part of the boundaries the site has no distinguishing characteristics, and is therefore considered to be of a medium landscape quality.

The recommendations of the report, (which take into account the recommendations of the Historic Landscape Assessment) are a landscaped frontage of approximately 3m to 4m along the northern boundary on Cottingham Road, which should include small native trees within a hedgerow, the planting of a small tree belt along the western boundary between the proposed attenuation pond and the development, the planting of scattered trees within a native hedgerow along the southern boundary in order to provide some screening, and the planting of a hedgerow along part of the eastern boundary where adjoining neighbouring residential development in Oakland Court.

Based on the limited views of the site it is considered that there would be very minimal visual harm on the wider landscape, including the Landscape Character Area, and the recommendations as contained within the report are supported and would be enforced via safeguarding planning conditions requiring the landscaping strip to the northern boundary, and the hedgerow/tree planting to all other boundaries to be shown on any reserved matters application for landscaping/layout.

- *Impact on Historic Monument*

A Historic Landscape Assessment has been submitted as part of the application in order to assess the impact upon the Grade II Listed monument 'St. Augustine's Cross'. The report advises that the introduction of a housing development on the application site is likely to affect the setting of St. Augustine's Cross, as the reduction in the distance between the residential area and the monument would encroach upon the rural setting of the monument; however, it is expected that the proposed development would have only a minor adverse effect upon the setting and the significance of the asset, and is therefore not considered to constitute substantial harm. The report recommends that consideration be given to the height and massing of any future development, and that a sensitive layout be considered including a boundary between the development and the rest of the field that contains hedges or a treeline that is in keeping with existing boundaries, and which contains some evergreen species to ensure that the screening remains all year round.

The Conservation Officer has assessed the submitted document and is of the opinion that the report fully assesses the impact of the proposed development on St. Augustine's Cross, and that given the distance between the proposed development and the designated heritage asset, which will still be 275m, that the proposed development is unlikely to result in harm to the setting of the Grade II Listed monument. Further consideration may need to be given to the impact upon the setting at the reserved matters stage when the height of buildings are being considered, but at the current time no concerns are raised with the principle of the proposed residential location.

The impact upon the historic monument is therefore considered to be acceptable subject to safeguarding conditions restricting the location of development and landscaping.

Impact upon Character and Appearance of area

The density of development proposed is 25dph, which is considered to be in keeping with the spacious rural character of the village. The illustrative site layout plan shows that the 23no. units would be in the form of semi-detached and detached dwellings. Such dwelling types would be in keeping with the general pattern of development within the village. Whilst it is indicated that there may be two self-contained flats proposed within the development, two units within a single building would not appear dissimilar to a single dwelling, and would therefore not impact upon the character of the area.

Whilst the scale and appearance of the proposed dwellings is not being considered at this stage, the planning statement submitted with the application advises that the dwellings will be single storey and 2-storey in height. An illustrative site section plan has been submitted showing that the site is of a consistent level, and the proposed development is unlikely to exceed a maximum of 9m in height to ridge level, which is quite typical for a 2-storey dwelling. A development of this height/scale would be in keeping with the surrounding

character and appearance of the area. Given the edge of village location of the site, a condition is proposed to restrict any future reserved matters application to development that is a maximum height of 2-storey.

Details of the materials are not for consideration as part of this application, although the illustrative site layout plan suggests that the hard surfacing will consist of shared surface block paved roads, which is supported.

On the basis of the information submitted, the impact upon the countryside and surrounding area is considered to be acceptable, subject to safeguarding conditions enforcing landscaping and limiting development height.

Living Conditions

The main residents likely to be affected by the proposed development are those in Oakland Court to the east of the site, and those in Beech Grove opposite the site.

The application is in outline form and therefore the layout is not being considered at this stage. Based on the submitted Illustrative Layout Plan a minimum distance of at least 18m could be provided to the residents in Oakland Court and Beech Grove. Whilst this distance is less than would normally be considered to be acceptable, the layout as shown is extremely spacious, with the potential for amendments to the layout that would enable adequate distances to neighbouring occupiers to be achieved. The land is quite flat with little change in level, and appears to be of similar level to that of adjoining properties. The application has also stated that the intention is for both 2-storey houses and bungalows within the site, but again the detail of this would be considered at the reserved matters stage. Based on the information provided at this outline stage, it is considered that the number of units proposed could be accommodated within the site without any adverse impact upon neighbouring amenity.

In terms of the proposed access road, it is located towards the centre of the site, a significant distance from Oakland Court and opposite the rear gardens to properties in Beech Grove, which are already located adjacent to Cottingham Road. The Illustrative Layout Plan does not show any parking provision immediately adjacent to neighbouring gardens, only garden space. It is therefore not considered that there would be any significant impact upon neighbouring properties from the noise and disturbance created by additional vehicle movements within the site.

Based on the current proposal, which it not considering the specific layout, size, and design of the dwellings at this time, it is considered that the amount of development proposed could be accommodated on the site without resulting in significant harm to the standard of amenity of existing neighbouring occupiers, in accordance with Policy D1 of the Thanet Local Plan and paragraph 17 of the NPPF.

Transportation

- *Highway Safety*

As part of this application consideration is being given to the creation of a new vehicular access onto Cottingham Road, and the use of the access by the future residents of up to 23no. dwellings. In terms of parking the illustrative layout plan shows the provision of 1

parking space per 1 bed flat, 2 spaces per 2/3 bed house, 2-3 spaces per 4-bed house, and 7no. additional unallocated visitor parking spaces.

Paragraph 32 of the NPPF requires that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment, and decisions should take into account whether a safe and suitable access to the site can be achieved, and whether the residual cumulative impact of the proposed development is severe.

A Transport Assessment has been submitted by the applicant as part of the application, which concludes that the site is accessible by modes of transport other than the private car, and is a short distance from local facilities in Cliffsend; a suitable access for the site can be provided via a new junction connecting to Cottingham Road, in conjunction with a proposed speed limit reduction to the west of the application site and traffic calming measures; the housing proposals will generate peak hour traffic at the site access, and at other locations within the village including Foads Lane, which will fall significantly below the threshold of 30 vehicle movements per hour ; the junction overall will accommodate traffic significantly below its design capacity for 23no. dwellings, and there are no highway safety issues other than a single road accident within a 5 year period for highways in the vicinity of the site. As such, the report concludes that the proposed development is acceptable in transport terms.

KCC Highways and Transportation have been consulted and initially raised concerns that the Transport Assessment had not taken into consideration the cumulative highway impact of the trip generation for the application site, alongside that of the proposed housing developments being considered under separate applications for Cottingham Road and Canterbury Road West. In addition, concern was raised that evidence to support the proposed speed limit change (to 30 mph for an extended length of the road to the west of the application site) had not been submitted; an isolated raised table feature at the entrance would not be acceptable; and that given the narrowness of Cottingham Road, and given the increased use of this section of the road, Cottingham Road should be increased in width directly outside of the application site and on the bend, to allow a bus and car to pass one another. It was also recommended by KCC that the footway connection to Oakland Court should include a pedestrian crossing point across the junction, with dropped kerbs and tactile paving, and a safety audit should be submitted.

A Technical Note has subsequently been submitted by the applicant, which has assessed that the addition of this traffic in conjunction with the traffic generated by the other two proposed housing sites within Cliffsend will result in an increase of vehicle movements of only 1.7% when compared with the existing 2016 link traffic flows along the A299 in the vicinity of the roundabout. The applicant's traffic consultant concludes this increase to be negligible, creating only a limited impact upon the operation of the A299, the Cliffsend roundabout, and the Sevenscore roundabout to the south.

In addition, it is concluded within the technical note that the reduction to 30mph along Cottingham Road should be changed at the point close to the existing village sign, rather than to the west of the site, with visibility splays from the site entrance of 2.4m by 43m provided. A Stage 1 Safety Audit has been submitted, which does not raise any significant highway safety issues in relation to the works. Amended plans have also been submitted showing the provision of road widening outside of the access, and the provision of a

pedestrian crossing point in Oakland Court, in connection with the footpath connection to the site.

KCC have assessed this additional information and accept that the proposals are likely to generate approximately 12 two-way vehicle movements in the network peak hours, most of which (around 8) are likely to route to/from the major road network to the west of the site. Cottington Road has low existing traffic flows and the additional movements can be accommodated with the proposed road widening (along with the provision of passing bays through the separate application for Cottingham Road).

KCC have advised that when assessing the impact of this application upon the highway network, it has been considered in conjunction with the separate planning applications for housing development on land south of Canterbury Road West (17/0152) and land north of Cottington Road (17/0151). When considering the cumulative impact of all three applications KCC are of the opinion that the likely additional small number of movements to/from the west generated by the proposals can be accommodated with the proposed road widening improvements; the likely number of peak hour two-way vehicle movements to/from the east of the Cottington Road sites through the village centre (around 9 in total) is low and unlikely to have a significant impact; the combined impact of the three applications on the Sevenscore and Cliffsend roundabouts has not been considered to be significant, being less than the typical variation in daily traffic flow. As such, it is not considered that the proposed development is likely to have a severe impact on the highway network that could warrant a refusal of the application on highway grounds.

KCC support the footpath connection with crossing point in Oakland Court as now shown on the amended plans, as this would allow for future residents of the proposed development to have safe pedestrian access to the centre of Cliffsend village where there are facilities and bus stops, and which will therefore encourage travel by non-car modes.

KCC Highways and Transportation have assessed the safety audit that has been carried out in relation to the highway works, and are satisfied that the visibility splays as shown are appropriate for the speed limit in Cottingham Road can be provided at the site access.

Any concerns regarding access and parking for construction traffic can be dealt with through a Construction Management Plan condition.

Taking all of the matters raised into consideration, it is considered that the proposal for the erection of 23no. dwellings is unlikely to have a severe impact that would warrant a recommendation for refusal on highway grounds. The impact upon highway safety is therefore considered to be acceptable subject to safeguarding conditions.

- *Waste and Recycling vehicles*

The Waste and Recycling department have commented on the application and advised that they are a little concerned about access to property nos. 3 and 4, but potentially there could be a designated collection point for these two properties as the access looks too narrow to reverse into. The site in general should also be kept clear of vehicles parked outside of the designated parking areas as this will require several reversing procedures by refuse vehicles to access the properties. The application does not include consideration of layout at this

stage, and therefore this concern can be addressed through any future reserved matters application.

Drainage

- *Foul Drainage*

The applicant's intention is to connect on to the main sewer for foul drainage. Southern Water has advised that their initial investigations indicate that they can provide foul sewerage gravity disposal to service the proposed development. The Environment Agency has no objections to the foul drainage provision if going to the main sewer.

The principle of the foul drainage provision is therefore considered to be acceptable, subject to safeguarding conditions.

- *Surface Water Drainage*

The proposal for surface water drainage is through a water attenuation basin, which is located outside of the red line boundary, on land within the blue line boundary opposite the site. KCC originally raised concerns with this surface water drainage solution, due to the lack of information provided and concerns about future maintenance of the drainage system, given its location outside of the red line boundary. Further information has since been submitted, including a plan that identifies the location of the basin on land opposite the site, and further details on the proposed drainage strategy. The Local Planning Authority's view is that the drainage can be secured and protected through provisions within a legal agreement. On this basis, and in response to the additional information/plans submitted, KCC raise no concerns with the design and location of the proposed surface water drainage.

Southern Water has raised some concerns regarding capacity for surface water drainage disposal, which is proposed to be from the attenuation basin to the public surface water sewer, but following discussions with Southern Water they have advised that this can be addressed through the provision of safeguarding conditions that require the submission of the proposed means of both on site and off site surface water disposal. Southern Water has also confirmed that they can provide a water supply to the site.

The development is not within the floodplain and there will be no floodwater displacement; therefore the site will not increase the flood risk to the surrounding area.

The drainage provision as proposed is considered to be acceptable subject to safeguarding conditions, and the ongoing maintenance of the drainage being secured via a legal agreement.

Affordable Housing

Policy H14 of the Thanet Local Plan requires that 30% affordable housing be provided on sites of 15 units or more. The agent has confirmed that 30% of the development will be provided as affordable units, which equates to 7no. units. Whilst the exact unit size is not being agreed at this stage, details submitted with the application indicate that the affordable units could be a mix of 1-bed flats, 2-bed houses and 3-bed houses. The provision of

affordable housing would need to be proportionate to the overall houses sizes on the site, with details of the location and size of the units to be submitted as part of the reserved matters application.

A legal agreement is to be submitted that includes the provision of 30% affordable housing. The proposal therefore complies with Policy H14 of the Thanet Local Plan.

Size and Type of units

The application is in outline form, and therefore the exact unit sizes are not being agreed at this stage; however, an illustrative layout plan has been submitted, which shows the provision of 2no. 1-bed flats, 4no. 2-bed houses, 13no. 3-bed houses, and 4no. 4-bed houses. . Whilst this mix of unit sizes could change through a reserved matters application, if the mix stated were to come forward as part of a future application, it would be considered acceptable, as it complies with Policy H8 of the Thanet Local Plan, which requires that there should be a mix of dwelling sizes and types to meet a range of community needs.

In terms of the dwelling types, the illustrative site layout plan shows a mix of semi-detached and detached dwellings, along with a few self-contained flats, and therefore it is considered that an appropriate mix in unit types could be provided to comply with Policy H8.

Policy H8 also requires that 15% of the development is provided as lifetime homes, which the applicant has agreed to.

Play Provision

Policy SR5 of the Thanet Local Plan requires that where a development in its completed form would amount to ten to forty-nine residential units a commuted payment is expected to be made for the provision, maintenance and upgrade of play facilities.

There is an existing play area within the southern side of Cliffsend Village, however, a financial contribution to this play area has already been secured through the Cliffsend Farm Cottages application site, which is opposite the play area. As such, the Open Spaces Interim Supervisor has advised that the existing play area does not require any further equipment to be added to it.

Instead it is considered that a contribution could be made towards the equipped play area being provided on the housing site to the south of Canterbury Road West. Rather than a financial contribution, it has been agreed with the agent that a larger equipped play area would be provided on the northern site that would exceed the minimum requirement for an equipped play area that is stated within Policy SR5 of the Thanet Local Plan. The equipped play area already agreed through a separate planning application within the blue line on the site to the south of Canterbury Road West (17/0152) is 410sqm. The equipped play area to be provided through this application on that site would be an additional 144.9sqm (using the calculation contained within Policy SR5). The agent has agreed to this, and a larger equipped play area has been shown on the indicative layout plan for that application, and would be secured within the legal agreement for this application.

The provision of play space is therefore considered to be acceptable, in that the provision of additional off-site equipped play space provision would address the requirements of Policy

SR5 of the Thanet Local Plan, which seeks either new or upgraded play equipment to serve the development.

Archaeology

An Archaeological Evaluation Report has been submitted as part of the application. The Archaeological Officer at KCC has been consulted and has advised that the site has been the subject of archaeological assessment, geophysical survey and evaluation trial trenching the scope of which the Archaeological Officer has agreed with and monitored. The evaluation revealed a complex buried archaeological landscape over a number of periods on site, along with significant archaeology in the form of a prehistoric enclosure or monument. The Archaeology Officer has previously advised the applicant, prior to the submission of the application, that this area of significant archaeology be excluded from the development footprint. A plan has been submitted clearly identifying the archaeology exclusion zone, within which no development works can take place. KCC have advised that subject to the protection of this exclusion zone, along with safeguarding conditions requiring the remainder of the site to be subject to a programme of further archaeological works in the form of strip map and sample archaeological excavation, and a 3m wide landscaping buffer to be provided and retained within the archaeological exclusion zone (with details of the planting to be submitted).

The impact upon archaeology is therefore considered to be acceptable subject to safeguarding conditions.

Biodiversity

As part of the application an extended phase 1 habitat survey has been submitted. The report confirms that no notable species were identified on site during the survey, which is likely to be due to the arable nature of the land and the lack of any nearby watercourse. Safeguarding conditions are recommended within the report for during the construction phase.

KCC Biodiversity has been consulted and has advised that sufficient information has been provided, and they are satisfied with the conclusions of the report. KCC raise no objections subject to safeguarding conditions, including the submission of a precautionary mitigation strategy, a lighting condition, and an ecological enhancement condition.

Subject to these safeguarding conditions, the impact upon biodiversity is considered to be acceptable.

Financial Contributions

- Education/Libraries

Policy CF2 of the Thanet Local Plan requires that where a proposed development would directly result in the need to provide new or upgraded community facilities, a financial contribution towards the cost of such provision will normally be sought.

KCC have been consulted and have advised that there would be a requirement for a financial contribution of £69,804 towards works at St.Lawrence in Thanet CE Primary School; a financial contribution of £49,555.80 towards Phase 1 of Ursuline College

expansion works; and a financial contribution of £1,104.36 towards book stock at the local library.

Whilst these projects are not located within the village itself, KCC have advised that all obligations have now been sought for the Ramsgate Free School and Birchington Primary School, and therefore St.Lawrence Primary School is the nearest primary school to the application site with a current expansion project, which would justify a need for financial contributions. In the same way, Ursuline College is the nearest secondary school to the application site with a defined expansion project, and therefore a justified need.

The contributions are considered to meet the statutory tests of planning obligations. The applicant has agreed to provide all of the required financial contributions, which will be secured through the submission of a legal agreement.

- Healthcare Provision

A request has been received from the NHS regarding the need to mitigate the increased healthcare requirement created by this housing development (cumulative with the separately considered applications in Cliffsend). They have advised that any contributions secured should be put towards the expansion of the patient list, through either the extension, refurbishment or upgrade of Newington Road Surgery (the joint closest surgery to the application site). The formulae used to calculate the contribution is based on a cost per head to provide a new surgery. This equates to £360 per person, resulting in an overall contribution of approximately £22,032 for the application site (dependent upon the finalised unit sizes).

The principle of the contribution is considered to meet the statutory test of planning obligations, and the applicant has agreed to the principle of a contribution to be part of the Section 106 agreement. The impact upon healthcare provision is therefore considered to be acceptable.

Habitat Regulations

Thanet District Council has produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. The proposed development is 1km from the Thanet Coast and Sandwich Bay SPA, Ramsar and SSSI. Therefore, to enable the Council to be satisfied that the proposed development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required to contribute to the district wide mitigation strategy.

The tariff for this contribution is provided in the SAMM report. For this development the contribution required is in the form of £408 per unit. The applicant has agreed to this contribution, which will be secured through a legal agreement.

Other Matters

Concern has been raised by residents and Cliffsend Parish Council to the proposed attenuation basins, which could encourage the breeding of mosquitos in an area where there are already mosquito concerns. The Flood Risk Project Officer at KCC has commented on

this concern, and has advised that the ponds are designed to take water for exceptional events so they should be dry more often than not and they are designed to have a controlled outflow so they will ultimately empty anyway. KCC have further advised that mosquitoes breed in small, temporary water features where normal pond predators are absent, e.g. rainwater butts, large puddles and water features without natural habitat, such as marginal vegetation. This can be avoided through design. As such it is considered that the proposed attenuation basins will not result in significant harm to public safety, and can be designed to limit the potential for mosquitos, with details of this to be submitted through safeguarding conditions.

Heads of Terms

The legal agreement to be submitted in support of this application will contain the following commitments:

- 30% affordable housing,
- £3324.00 per 'applicable' house and £831.00 per 'applicable' flat towards primary school provision in the form of St.Lawrence in Thanet CE Primary School works,
- £2,359.80 per 'applicable' house' and £589.95 per 'applicable' flat towards secondary school provision in the form of Phase 1 Ursuline College expansion works,
- £1,104.36 towards library provision,
- £9,384 towards the Special Protection Area,
- £22,032 (based on the current housing mix) towards improvements within primary care by way of an extension, refurbishment and/or upgrade at Newington Surgery,
- Safeguard any required drainage provision on land outside of the application site, within the blue line.
- Safeguard the provision of equipped play space on land outside of the application site, within the blue line.

Conclusion

Whilst the site lies within the countryside as identified by the Local Plan, the authority does not have a 5 year supply of deliverable housing sites. Accordingly the proposed housing development must be viewed in the context of the presumption in favour of sustainable development and the tests of paragraph 14 of the NPPF, with any adverse impacts of granting permission having to significantly and demonstrably outweigh the benefits from the scheme to withhold planning permission.

The provision of 23no. dwellings would make a significant contribution to the District's housing supply, supporting economic and social dimensions of sustainable development, with employment provided through construction. All requests for social contributions towards education, social and health care have been agreed by the applicant, and 30% on-site affordable housing is provided, along with off-site play provision, a new footpath on Cottington Road and crossing points in Oakland Court. This attaches significant weight in favour of the application due to these social and economic benefits.

In terms of the environmental dimension, the proposal would result in the loss of countryside, but would appear as a natural expansion of Cliffsend, with limited impact upon the wider landscape area and the setting of the Grade II St. Augustine's Cross. The density of the proposed development falls below 30 dwellings per hectare, thus in keeping with the rural character of the area, and landscape enhancements are proposed including hedgerows and trees along all boundaries of the site. Kent Highways raise no objection in principle to the proposal, and the proposed access is considered to be both safe and suitable. Therefore overall limited environmental harm would result from the proposal.

It is considered that, with safeguarding conditions and appropriate contributions and items secured via a S106 legal agreement, that there would be no adverse impact of the development on ecology, archaeology, air quality, flooding or drainage. The reserved matters application(s) will consider detailed impact on living conditions of neighbouring occupiers, however the development of the site for the development submitted can be accommodated without resulting in a significant adverse impact to residential properties in the vicinity of the site.

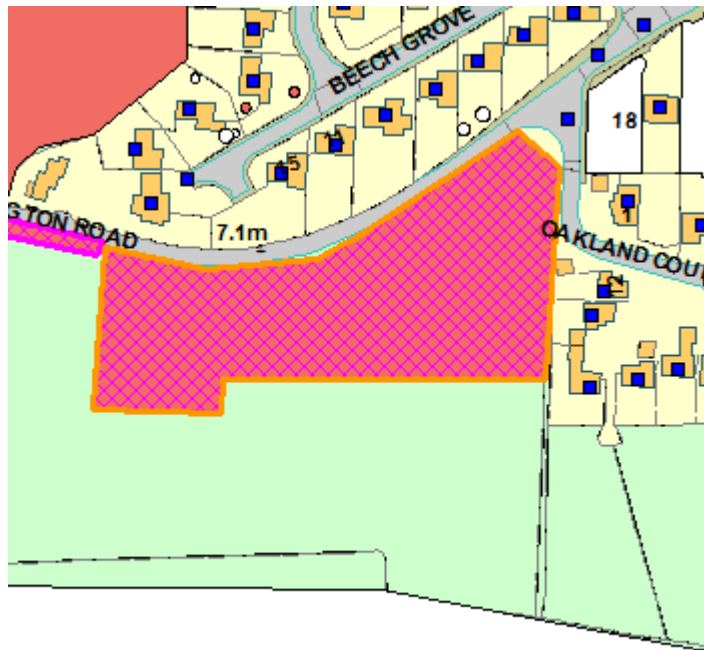
Therefore when considering the framework as a whole, the proposal constitutes sustainable development, as any harm is outweighed by the significant economic and social benefits from the proposal, and the development supports the direction of the emerging Thanet Local Plan.

It is therefore recommended that Members defer and delegate the application for approval, subject to the receipt of a satisfactory Section 106 agreement to secure the required planning obligations

Case Officer
Emma Fibbens

TITLE: OL/TH/17/0150

Project Land Adjacent To Oakland Court Cottington Road Cliffsend RAMSGATE Kent



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D06

OL/TH/17/0151

PROPOSAL: Outline application for the erection of up to 41no. dwellings including access with all other matters reserved

LOCATION: Land North Of Cottington Road And East Of Lavender Lane RAMSGATE Kent

WARD: Cliffsend And Pegwell

AGENT: Mr Howard Courtley

APPLICANT: Mr Edward Spanton

RECOMMENDATION: Defer & Delegate

Defer and delegate for approval subject to the receipt of an acceptable legal agreement to secure the outlined heads of terms and the following conditions:

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

GROUND:

As no such details have been submitted.

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

5 The development hereby approved shall be carried out in accordance with the submitted access and highway plan numbered 21301/01 Rev 05, received 25 October 2017.

GROUND:

To secure the proper development of the area.

6 Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from transport related sources and shall be made in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAm_{ax}) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

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

7 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

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

8 Prior to the commencement of development (including vegetation clearance), a precautionary mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The precautionary mitigation strategy must be informed by an site visit be carried out within 3months prior to the submission of the strategy. The measures shall be implemented in full accordance with the details approved.

GROUND:

To safeguard protected species, in accordance with the NPPF.

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

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

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

GROUND:

To safeguard protected species, in accordance with the NPPF.

10 Details to be submitted in pursuant of Condition 1 above for layout shall include a detailed sustainable surface water drainage scheme for the site. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters, and that the design will not provide a breeding ground for mosquitos.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

11 Development shall not begin until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

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

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

12 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

13 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved. Reason: To ensure development meets the aims of the NPPF through sustainable management of any historic contamination present that could present a risk to groundwater within the underlying principal aquifer within Source Protection Zone 2 of a public water supply.

GROUND:

To prevent flood risk and pollution of groundwater, in accordance with the NPPF.

14 No development shall take place until a drainage strategy detailing the proposed means of foul disposal and a implementation timetable, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme and timetable.

GROUND:

To prevent pollution of groundwater, in accordance with the NPPF.

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

GROUND:

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

16 Prior to the first occupation of any dwelling hereby approved, the proposed site access, footways, passing places and road widening works on Cottington Road, as shown on the approved plan numbered 21301/01 Rev 05, shall be completed and operational.

GROUND:

In the interests of highway safety and pedestrian movement, in accordance with the NPPF.

17 The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

GROUND:

In the interests of highway safety.

18 The following works between a dwelling and the adopted highway shall be completed prior to the first occupation of the dwelling:

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

GROUND:

In the interests of highway safety.

19 Prior to the first occupation of the development hereby permitted, visibility splays of 2.4m x 58m x 2.4m shall be provided to the access onto Cottington Road, as shown on the approved plan numbered 21301/01 Rev 05, with no obstructions over 1 metre above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interests of highway safety.

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

- (a) Routing of construction and delivery vehicles;
- (b) Parking and turning facilities for delivery and site personnel vehicles;
- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required.

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

GROUND:

In the interests of highway safety.

21 The details to be submitted in pursuant of condition 1 above for layout and scale shall include an updated Historic Landscape Assessment , which takes into account the impact of the proposed development on the Grade II Listed St.Augustine's Cross.

GROUND:

To limit the impact upon the setting of the Grade II Listed St.Augustine's Cross, in accordance with the NPPF.

22 Details pursuant to condition 1 above shall not show any building exceeding 2 storeys in height.

GROUND:

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

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

26 The layout and landscaping details pursuant of condition 1 above shall include a landscaping buffer along the southern boundary of the site, which should be a minimum of 5m in depth (and exclude any built development), and should contain both deciduous and evergreen native trees and hedgerow; and hedgerows and scattered trees along the northern, eastern and western boundaries of the site, in accordance with the recommendations as contained within the Visual Impact Assessment.

GROUND:

To limit the impact upon the countryside, Landscape Character Area, and Grade II Listed St. Augustine's Cross, in accordance with Policies CC1 and CC2 of the Thanet Local Plan and the NPPF.

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

GROUND:

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

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

GROUND:

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

SITE, LOCATION AND DESCRIPTION

The site consists of 1.47 hectares located within the southern half of Cliffsend village, on an area of land currently in agricultural use. The site is to the north of Cottington Road, with existing residential development to west and east of the site, and agricultural land to the north and south of the site. Residential development to either side of the site is predominantly detached, and either single storey or 2-storey in height.

RELEVANT PLANNING HISTORY

No relevant planning history

PROPOSED DEVELOPMENT

The application is in outline form, and is for the erection of up to 41no. dwellings with all matters reserved other than access, which is being applied for. An illustrative site layout plan has been submitted showing the provision of 41no. dwellings within either detached, semi-

detached or terraced buildings, the provision of a vehicular access onto Cottington Road, and 950sqm of casual open space.

Amended highway plans also show for the widening of the road at the access point to the application site, the provision of 2no. passing bays within Cottington Road, and the provision of a footpath link to Oakland Court to the east of the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

CC1 – Development in the Countryside

CC2 – Landscape Character Area

H1 - Residential Development Sites

H8 – Size and Type of Housing

H14 – Affordable Housing

HE11 - Archaeological Assessment

HE12 - Archaeological Assessment

TR12 - Cycling

TR16 - Car Parking Provision

D1 - Design Principles

D2 - Landscaping

SR5 – Play space

EP13 - Groundwater Protection Zones

SR11 - Private Open Space

CF2 – Financial Contributions

EP5 - Local Air Quality Monitoring

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. 136 letters of objection have been received. The main concerns are:

- Houses on this development will fall outside the village boundary which does not accord with the 2006 Thanet Local Plan. Council has a duty to prioritise development of brownfield sites.
- Permission for residential development on land behind 9-10 Oakland Court was refused in 1999 as the land is outside the village boundary. Sets a precedent.

Agenda Item 5f

- The Draft Local Plan is a draft and does not carry the same weight as the 2006 Local Plan.
- Application site is Grade 1 Agricultural Land. Part of an important green wedge between Cliffsend and Minster.
- Accept there has to be an increase in housing and Cliffsend must take its share but it must be a fair share in relation to other parts of Thanet.
- There is no doctors surgery or school within Cliffsend, the nearest of which is in Minster, and only 1 community run shop. The Sportsman Pub is also set to close. There are therefore inadequate amenities and community facilities to serve an increase in population. Whilst there is potential for a shop on one development, there is no guarantee it will be provided.
- The infrastructure within Cliffsend to support a settlement of the proposed capacity does not exist. The demands on service therefore cannot be met.
- Proposal, in combination with 17/0150 and 17/0151 in addition to the 156 houses for which planning permission has already been granted will result in an increase of 35% in Cliffsend over the current 815 houses in the village. This is an excessive increase given the lack of amenities within the village. The village will become nothing more than a vast housing estate.
- No plans to upgrade the roads, sewers, water supply and other facilities.
- No provision for any community facilities or amenities in the proposal.
- There are few jobs available in Cliffsend and Public Transport is not reliable or available for people to access places of employment.
- Proposed site access is located on a section of Cottington Road which due to the presence of high hedges and fences on the north side of the road creates significant blind spots to traffic travelling along Canterbury Road West in either direction. This section of road is currently subject to a 60mph speed limit.
- Cottington Road is narrow and cannot support a car or bus passing safely, even two cars have to take great care to avoid an accident.
- Public transport is very limited and infrequent and routes operate from opposite ends of the village, making travel difficult outside the village. There is therefore a question to whether the site is sustainable.
- Only walking route out of the village towards Ramsgate is over the fields, which aren't lit at night. The route to Minster is also unlit without walk ways.
- Roads in the village are not suitable for the type and amount of traffic that will use them if these developments are built.
- This application, together with recent approvals for housing at Manston Green, Asparagus Fields, Haine Road etc. has not resulted in any highway improvements to ease the congestion at the Lord of the Manner roundabout as all traffic is channelled in one location.
- The drawings suggest a pond will be provided on the site. Cliffsend is known to suffer from significant mosquito infestations, of a type which can transfer Malaria and the Zika Virus, this should not be permitted.
- The village already suffers from many water supply and sewerage issues, any further development will further overload the system, any new development should be encouraged to route sewerage to alternative interconnection points. This will avoid the need for extensive and invasive roadworks.

- This is reclaimed marshland and we already have a high water table, Compressing that further will exasperate natural drainage and increase flood risk.
- Proposed development not in keeping with the area.
- Proposal will spoil the peaceful semi-rural character of the village and will create urban sprawl.
- Density within the proposed development is high and an increase on the local plan.
- The proximity of the proposed dwellings adjacent to properties fronting Beech Grove and Lavender Lane will result in unacceptable impacts of overlooking.
- Developer should offer the affected houses on Beech Grove and Lavender Lane alterative boundary fences to improve their privacy.
- The Parish Council has failed to meet the legal duty to provide residents with allotments.
- Loss of wild life.
- Cliffsend is a village, which is quickly losing its status as one.
- The new homes are unaffordable to most local residents, and affordable housing may also be too expensive for local workers.

Cliffsend Parish Council –

(Response to original plans)

- Current water supply and sewage pipes are currently inadequate and this development would add to that, and they would not cope.
- The entrance to site B is an issue. The turning has a blind bend and due to the existing vegetation there will be blind areas.
- Over development of the site.
- Lavender lane is a rural development of barn conversions and the proposed development does not replicate this.
- Negative visual impact when leaving the village.
- Details should include upgrading of all neighbouring properties fences/walls if required by resident.
- The plans show a pond, however Cliffsend is adjacent to a nature reserve. It already has an issue with mosquitoes and should not have any stagnate water in the village.
- There are not enough school facilities, Dr Surgeries, and dental surgeries to accommodate the families which would live in these properties.
- The infrastructure cannot cope with the amount of units proposed. There are too many cars in the village at the moment. Traffic calming scheme should be considered for this area.
- Units which are built that back onto Beech Grove should take account of privacy issues of existing residents.
- The community have expressed great concern regarding the flood risk of this site and members would like a barrier of some form to prevent a flood.
- Wheel washing should be noted as essential. Access for construction traffic should be strictly controlled due to narrow roads and low bridges. They are not allowed access via the westerly direction from Cottington Road.
- Construction should be restricted to 8am – 6pm weekday only.
- Residents are concerned about the effect this development will have on the air quality.

(Response to amended plan)

Cliffsend Parish Council is extremely concerned about the siting of attenuation basin which is proposed outside the western boundary of the South of Cottington road (17/0150) site (along with a second one for the South of Cottington Road development).

If you refer to our original response on this site we made the point about Mosquitos being a significant issue in Cliffsend. One of major areas where mosquitos breed is in adjacent wetland areas of St Augustine's Golf Course, which means any still water basin in this area will significantly increase the mosquito population.

Cliffsend Parish Council would like to see the attenuation pond underground. Other areas of the village use underground soakaways so there is no reason why this one cannot be the same.

Cliffsend Parish Council have reviewed the letter sent by KCC regarding the roads in the vicinity of this site and the second site South of Cottington Road. We do not agree with the traffic levels KCC have indicated along Cottington Road. Our own inspections suggest typical levels are much higher particularly in morning and evening rush hours and at School times. Because Cottington Road is so narrow, many locals will only go at 15-20mph through this area in order to be able to avoid cars and buses traveling at 40 or 50mph. As we submitted before crashes frequently occur on the blind bends because of the narrow roads.

CONSULTATIONS

KCC Highways and Transportation –

(Final comment) - I refer to the additional Technical Note dated 16 May submitted for the above and confirm I now raise no objection in respect of highway matters subject to necessary requirements being secured by condition/s.106 agreement.

The proposals are likely to generate approximately 21 two-way vehicle movements in the network peak hours, most of which (around 15) are likely to route to/from the major road network to the west of the site. Cottington Road has low existing traffic flows and the additional movements can be accommodated with the improvements proposed. These involve improving two existing informal passing places as well as adding an additional passing place near Great Cliffsend Farm House as shown on the submitted plans, to allow two cars to pass each other and a car to pass a larger vehicle. The proposals also include widening of Cossington Road at the site access junction to allow vehicles to pass each other. It should be noted that these development proposals have been considered in conjunction with planning application TH/17/0150 for 23 dwellings on the south side of Cottington Road, and the likely additional small number of movements to/from the west generated by that proposal (approximately 9) can also be accommodated with the proposed improvements. The likely number of peak hour two-way vehicle movements to/from the east of both sites through the village centre (around 9 in total) is low and unlikely to have a significant impact. The combined impact of this development proposal together with the proposals in Cottington Road (TH/17/0150) and Canterbury Road West (TH/17/0152) on the Sevenscore and Cliffsend roundabouts has been considered and is not significant, being less than the typical variation in daily traffic flow.

The proposals also include provision of a new footway between the site and the start of the existing footway network at Oakland Court to the east, thus allowing and encouraging pedestrian access to the bus stops and services/amenities in the village. All the proposed highway improvements have been subject to an independent safety audit and will be carried out by the applicant under a s.278 agreement with the Highway Authority. The development will also make a financial contribution for a footpath connection between the north edge of the site and the proposed Thanet Parkway Station to the north, thus providing suitable pedestrian access to the same and encouraging travel by non-car modes.

Visibility splays appropriate for the measured speeds in Cottington Road can be provided at the site access and the detailed layout of the site, including parking provision, can be resolved through reserved matters. Matters relating to access and parking for construction traffic can be dealt with through a Construction Management Plan which can be secured by condition.

Taking all of the above into account the proposals are unlikely to have a severe impact that would warrant a recommendation for refusal on highway grounds, subject to safeguarding conditions.

(Initial comment) - I refer to the above planning application and would comment as follows:

1. This application is one of three currently submitted by the same applicant/landowner in Cliffsend, however the Transport Statements (TS) do not consider the cumulative highway impact of all three sites. The applicant should therefore submit trip generation and distribution figures (based on 2011 Census data) for the three sites combined so that the cumulative impact can be considered and any subsequent assessment of the highway network required can be advised.

2. I note the proposal to extend the existing 30 mph speed limit to the west of the site, however there are a number of factors which will dictate whether or not this is achievable. In particular existing measured vehicle speeds should be appropriate for the proposed speed limit and no information has been submitted in this respect. I would also advise that an isolated raised table feature as indicated for the proposed site on the south side of Cottington Road is not acceptable, particularly on a bus route. Measured speeds should therefore be submitted to assist in determining both the suitability of the proposed speed limit change and the visibility splays required at the access should the speed limit change not be suitable.

3. Cottington Road in the vicinity of the site access and up to the railway bridge to the west is not typically 5-6 metres wide as indicated in the TS. In places it is only 4 metres wide and there is evidence of verge overrun. The proposals will increase the use of this section of Cottington Road with the majority of traffic likely to access the main road network to/from this direction. As such two additional passing places should be provided to allow a car and a bus to safely pass each other and prevent further verge overrun. These should be located just to the west of Great Cliffsend Farmhouse and between St Augustine's Cross and the golf club access, where existing verge overrunning occurs. The total width should be 5.5 metres and there should be sufficient room for a car and a bus to pass each other, demonstrated with vehicle swept path diagrams. By the same token the width of Cottington Road at the

proposed site access junction should also be increased to 5.5 metres and allow a bus to pass a car. Details of all the alterations to the existing highway should be submitted, including a safety audit and designer's response to any issue raised.

4. The proposed pedestrian connection to the potential Parkway Station site needs now only to take the form of a Public Right of Way, without lighting or a tarmac surface. As such our Countryside Access Team will confirm the contribution required in the s.106 agreement to provide this facility.

I wish to place a holding objection until the above matters have been satisfactorily resolved.

Environment Agency - Thank you for sending the detailed drainage strategy reports. We are satisfied that the foul drainage is going to the main sewer and have no further comments to make to the above application.

Environmental Health – I have reviewed the above application which is adjacent to the AQMA and close to a railway line. I would therefore request that the following standard mitigation be secured via a suitably worded condition, with details to be submitted for approval: -

- All gas-fired boilers to meet a minimum standard of <40mgNOx/kWh
- 1 Electric Vehicle charging point per dwelling with dedicated parking

To ensure that future occupants are safeguarded against railway noise I would recommend an acoustic assessment condition to determine the impact of noise from transport related sources.

Southern Water – Our initial investigations indicate that Southern Water can provide foul sewage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, an informative and safeguarding conditions are attached to the consent.

The application details for this development indicate that the proposed means of surface water drainage for the site is via a watercourse. The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer.

KCC SUDs –

(Final comment) - Having held discussions with the applicants consultant we are satisfied with the design and that our concerns with regards to the final drainage outfall being within land outside of the red line planning boundary can be dealt with by condition. Should your authority be minded to grant permission we would suggest safeguarding conditions.

(initial advice) - The application is supported by a Flood Risk Assessment prepared by Ecus (July 2015).

This assessment indicates that surface water could be managed with a controlled discharge rate with attenuation on site. The attenuation volume based on preliminary assumptions with respect to the layout would require a volume of 713 m³ with a surface area of approximately 1400 m². This shown indicatively on Figure A3 within the assessment. This possible proposal does rely on a connection to a watercourse in the locality. The feasibility of achieving this connection was not fully assessed. This approach appears feasible but Kent County Council would require further discussion with respect to the discharge rate and the ability to connect to the local watercourse.

However, the illustrative layout which has been submitted for this planning application prepared by ECE Architecture (January 2017) takes no consideration of any potential areas which may be required for attenuation storage. This would suggest that the planning proposal does not provide appropriate management of surface water onsite.

The accompanying drainage assessment (Ecus, Dec 2016) states that the surface water generated by this development can be accommodated on land to the south-side of Cottington Road, but there is no indication as to where this may be located. The adjacent site (covered under application ref TH/17/01750) is also covered by the Flood Risk Assessment submitted with this application; as mentioned above, figure A3 shows indicatively where the water from both of these sites should be accommodated.

Unfortunately these indicative surface water attenuation areas have been omitted from both of the subsequent indicative site layouts. There is a statement within Dec 2016 assessment which suggests that land that lies outside of the red-line boundaries of both sites could be used to provide the space for the required attenuation basin. This is not an acceptable solution. The redline boundaries should be amended to accommodate the entire development, inclusive of the necessary surface water management infrastructure. It must then be ensured that the attenuation pond is appropriately designed and sized to accommodate the runoff from both of the contributing sites without exacerbating the flood risk to the site or surrounding area.

Kent County Council therefore object to this proposal as submitted until further information is provided to demonstrate how the recommendations as proposed within the Flood Risk Assessment are appropriately accommodated within the illustrative layout and within the confines of the application site's red-line boundary.

KCC Archaeology Officer – As explained in the submission this site has been the subject of archaeological assessment, geophysical survey and evaluation trial trenching the scope of which has been agreed with myself and which I have monitored. The evaluation revealed a complex buried archaeological landscape of a number of periods on site. I have agreed subsequent to the evaluation that the site should be subject to a programme of further archaeological works in the form of strip map and sample archaeological excavation prior to development and this can be secured through a programme of archaeological work condition.

KCC Accommodation - The County Council has assessed the implications of this proposal in terms of the delivery of its community services and is of the opinion that it will have an additional impact on the delivery of its services, which will require mitigation either through

the direct provision of infrastructure or the payment of an appropriate financial contribution - £129,636 towards primary school provision (works at St.Lawrence in Thanet CE Primary School), £92,032.20 towards secondary school provision (Phase 1 expansion of Ursuline College), and £1,968.65 towards libraries.

KCC Biodiversity – We have reviewed the ecological information submitted in support of this planning application and the information provided by the applicant in December when we provided pre application advice.

We advise that sufficient information has been provided and we are satisfied with the conclusions of the report - We note that the survey was carried out in 2015 but as the fields are actively managed arable fields we are satisfied that the conclusions of the survey are unlikely to have changed.

Bats

The ecological survey has identified that a tree on the Eastern boundary of the proposed development site (identified as TN4 within the ecological report) has suitable features to be used by roosting bats.

At the time of the ecological survey it was not intended to remove or prune the tree (as it was outside of the boundary). When we originally commented we raised concerns that if there were proposals to remove/prune the tree but the applicant has confirm that no works are currently proposed and as such we are satisfied that there is no requirement for updated surveys to be carried out.

We advise that if planning permission is granted an informative is included alerting the applicant's to the presence of this tree and if any works are being carried out on the tree a bat scoping survey and recommended emergence survey and mitigation must be implemented prior to works on the tree commencing. This is to ensure that the works do not result in a breach of wildlife legislation.

The reports detail that although there is some limited potential for protected species to be present (including reptiles, breeding birds and badgers) the impacts can be minimised by implementing a precautionary mitigation strategy – we advise that a precautionary mitigation strategy is submitted as a condition of planning permission.

Lighting

The proposed development will result in an increase in lighting within the immediate area which may have a negative impact on biodiversity and we advise that any lighting scheme proposed for the development must be sensitively designed.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

The River Stour (Kent) IDB –

(final comment) - I can confirm that, in principle, the surface water drainage proposals appear to be in order. If total runoff from both sites is restricted to a maximum of 7.4l/s, with drainage details (including storage) and future maintenance agreed with TDC and KCC, I would have no objection.

I note that you have acknowledged the need for IDB consent for any new discharge into Stonelees Stream (the receiving watercourse). I also note and support the possible use of permeable paving (and water butts) but I wouldn't want this to remove or significantly reduce the size of the proposed balancing pond, due to the additional benefits provided in respect of local amenity, water quality and biodiversity.

(initial comment) - Please note that whilst the site of the above planning application is outside of the River Stour (Kent) Internal Drainage Board's district, it is thought to drain eventually to it. The proposal therefore has the potential to affect IDB interests, downstream flood risk in particular.

I note that the applicant proposes at this stage to discharge into Stone lees Stream (IDB173), which is approximately 200m away and maintained by the IDB. Any additional/positive discharges to this watercourse, or works within 8 metres of it, will require the IDB's prior written consent in accordance with the Land Drainage Act 1991 and the Board's byelaws (copy attached) and not solely KCC's consent as stated.

If the use of soakaways is confirmed to be impracticable, the applicant will need to clearly show existing drainage paths (to confirm that the site does in fact drain to this watercourse) and ensure that runoff rates are not increased beyond that of the Greenfield site. It is proposed by the applicant that surface water runoff should be restricted to Qbar, which is likely to be acceptable provided that sufficient on-site storage is included to accommodate the 100 year rainfall event, plus an allowance for the predicted effects of Climate Change. The Board very much supports the use of open SuDS (swales and ponds) in preference to closed underground systems due to the additional benefits they provide in respect of local amenity and biodiversity. The Environment Agency's guidance should also be followed in respect of pollution prevention.

It is requested that surface water drainage is made subject of a planning condition, with the details of the proposed SuDS and its future maintenance to be designed and agreed in direct consultation with KCC's drainage and flood risk team. I would also be grateful to be consulted on the details of surface water drainage in due course.

Kent Wildlife Trust – Object. Cumulative effect of the loss of three fields, which will impact upon the loss of over-wintering habitat in the vicinity of Pegwell and Sandwich Bays. If approved, enhancement measures should be incorporated to compensate for the loss of suitable land.

Natural England - I would like to confirm that Natural England has no objection to this development providing that the appropriate financial contribution is made to the Thanet Coast Strategic Access Management and Monitoring Strategy (SAMMS).

TDC Conservation Officer - I am satisfied with the Historic Landscape assessment and setting assessment of St Augustine's Cross.

Since the application is at an outline stage with reserved matters with regard to design and form of the proposed development, the assessments has adequately explored the potential impact of the proposed development and equally have set mitigation measures on the impact of the development to St Augustine's Cross. I would advise that special attention should be paid to the design, form and layout as well as retention of an appropriate visual setting of St Augustine's Cross in particular on the proposed development at site B which has a more possibility of affecting its setting.

TDC Head of Housing - The submitted planning application confirms that the site will provide 30 % affordable housing as per policy. Although no detail is confirmed as yet.

Strategic Housing would like an appropriate allocation of the properties across the whole site, and be part of the ongoing site specific discussions.

TDC Waste and Recycling – We have noted that a gate is going to be used to impose a speed restriction - clearly we would need to be assured that the gate is not wide enough for access and not blocked in any way. We would like to be kept in the loop - as with all new developments we have concerns re: parking areas and sizes of turning circles.

Thanet CCG Estates Manager - NHS Thanet CCG (TCCG) now has the responsibility for requesting Section 106 (s106) health care contributions, on behalf of developments in areas where CCG practices are located. TCCG wishes to apply for such assistance and a healthcare contribution is therefore requested against the above development in accordance with the recognised Thanet District Council Planning Obligations and Contributions Guidance.

Inevitably, any increase in the local population has a knock-on effect in terms of health care and TCCG would seek to apply this s106 contribution to meet these extra demands placed upon the local primary care health service. With regards to these particular applications, despite being modest in size in their own right, collectively they pose a risk to the provision of primary care in the locality and so the effect has been considered as a totality rather than individually. A need has been identified for contributions to support the delivery of investments highlighted by our internal Premises Review. This improvement to the primary care infrastructure is expected to result in a need to invest in improvements to Newington Road Surgery, which sits within 1.5 miles of the proposed developments. Any increase in patient list sizes will push the practices to an unacceptable level of patients per sqm and it is hoped that this development will directly support improvements within primary care by way of extension, refurbishment and/or upgrade in order to provide the required capacity.

In respect of phasing and patient numbers, the contribution is sought upfront from each application, this will allow improvement works to be complete in advance of new patients wishing to register and will mitigate capacity issues going forward.

COMMENTS

This application is brought before members as the site lies outside of the village confines, and is therefore a departure to Policy H1 of the Thanet Local Plan. The application has also been called in by Cllr Townend to enable members to consider the principle of the development within the countryside.

Principle

The site lies outside of the village confines and is therefore contrary to Thanet Local Plan Policy H1, which states that 'residential development on non-allocated sites will be permitted only on previously developed land within existing built-up confines'. This policy no longer accords with the requirements of the National Planning Policy Framework (NPPF), as the Council cannot demonstrate a 5 year housing land supply, and as such this policy has little weight.

Policy CC1 of the Thanet Local Plan states that new development within the countryside will not be permitted unless there is a need for the development that overrides the need to protect the countryside. There is a current need for housing within Thanet, which is being reviewed through the Local Plan process.

In the Draft Thanet Local Plan Preferred Options Consultation document the site has been allocated for housing under Policy H04F, with a notional dwelling capacity of 40 dwellings, similar to that proposed.

Whilst the application site would be a departure to current Local Plan Policy H1, this policy is not up-to-date, and the direction of travel of the new Policy document to allocate the site for housing development has some weight in decision-making to support this submission. The proposal falls therefore to be considered in the context of the presumption in favour of sustainable development in accordance with paragraph 49 of the National Planning Policy Framework.

The application site is located on the edge of Cliffsend, a village that has been considered through the Local Plan process to be a sustainable village that is suitable for expansion. Within the village there is a community shop, post office, village hall, church, nursery, along with a recreation ground and equipped play area. As part of a recently approved application at Cliffsend Farm Cottages, planning permission has been granted for the erection of an additional shop to the centre of the village, along with improved footpath connections between the north and south of the village and to bus stops. These additional services and infrastructure improvements are increasing the sustainability of the village, and help to support the future expansion of the village. The site also falls within 400m of a bus stop, and a bus route that connects with both Ramsgate and Minster that have primary schools and other facilities and services.

Policy H04F requires that as part of any future application a pre-design archaeological evaluation, targeted assessment of the impact upon the setting of St. Augustine's Cross, and a transport statement (that takes account of the traffic impact onto the Foad's Lane area) be submitted, and the possibility of a sustainable connection link to the proposed Parkway Station be explored.

In determining whether the development of the site is acceptable, the need for housing in the district and benefits of the proposal will therefore need to be balanced against other issues such as the impact on the countryside and character and appearance of the area, impact on the highway network, impact upon archaeology and the Grade II monument, and impact upon living conditions.

Quality of Land

The NPPF states that local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. The planning statement advises that the application site consists of Grade 2 agricultural land, similar to much of the agricultural land within Thanet that is either Grade 2 or higher. The loss of this land will need to be balanced against the need for the development.

Impact on Countryside and Surrounding Area

The site falls outside of the urban confines and within a Landscape Character area. Policies CC1 and CC2 of the Thanet Local Plan look to protect the open landscape, and the wide, long views of the former Wantsum Channel area and Pegwell Bay. The application site is located on the edge of the existing settlement in an open area of field, and will therefore be visible from Cottington Road, with partial long views achievable from the surrounding area, including Canterbury Road West and the A299.

- *Landscape Impact*

The site is located between existing residential development; with the northern boundary of the application site not extending beyond the extent of residential development to the west of the site. As such, the proposed development would be viewed as an infill between existing road frontage development on Cottington Road, and would not result in an isolated extension into the countryside.

A Visual Impact Assessment has been submitted as part of the application in order to examine the visual impact of the proposed development on the immediately surrounding area, as well as on long views of Pegwell and Sandwich Bay, given the location of the site within a Landscape Character Area. The main views of the site are from Cottingham Road itself, with very limited views from either the east or west of the site, given the presence of existing development and landscaping. Views from the north of the site are limited by the railway embankment.

The recommendations of the report, (which take into account the recommendations of the Historic Landscape Assessment) are a landscaped frontage to the southern boundary on Cottington Road, with the development set back from the road. The landscaped frontage should include native trees, consisting of a mix of deciduous and evergreen, and a hedgerow within an area of 5m to 6m in depth. These will complement the trees and hedgerows along the eastern boundary and along the Cottington Road to the east. For the northern boundary, and short sections of the western and eastern boundaries the report recommends hedgerows and scattered trees, with species chosen to complement those within the rest of the landscape.

Based on the limited views of the site it is considered that there would be very minimal visual harm on the wider landscape, including the Landscape Character Area, and the recommendations as contained within the report are supported and would be enforced via safeguarding planning conditions requiring the landscape strip to the southern boundary and

hedgerow/trees to the western, northern and eastern boundaries to be shown on any reserved matters application for landscaping/layout.

- *Impact on Historic Monument*

A Historic Landscape Assessment has been submitted as part of the application in order to assess the impact upon the Grade II Listed monument 'St. Augustine's Cross'. The report advises that the Grade II Listed Cross lies only 175m from the application site at its closest point, however the existing western boundary tree line prohibits views from the majority of the site, with limited views only possible from the southern boundary of the site. The report advises that the introduction of a housing development on the application site is likely to affect the setting of St. Augustine's Cross, as the reduction in the distance between the residential area and the monument would encroach upon the rural setting of the monument; however, it is expected that the proposed development would have only a minor adverse effect upon the setting and the significance of the asset, and is therefore not considered to constitute substantial harm. The report recommends that consideration be given to the height and massing of any future development, and that any buildings be set back from the southern boundary of the site to increase screening along the southern boundary to prevent any intervisibility between the development and the cross. It is recommended that an evergreen species of tree/hedgerow is used to screen the development to ensure that the screening remains all year round.

The Conservation Officer has assessed the submitted document and is of the opinion that the report fully assesses the impact of the proposed development on St. Augustine's Cross, and that given the distance between the proposed development and the designated heritage asset, the proposed development is unlikely to result in harm to the setting of the Grade II Listed monument. Further consideration may need to be given to the impact upon the setting at the reserved matters stage when the height of buildings are being considered, but at the current time no concerns are raised with the principle of the proposed residential location.

Amended highway plans have been submitted as part of the application. The amended plan shows the provision of vehicle passing bays within close proximity of St. Augustine's Cross. A typical section of these areas where the road is intended to be widened has been submitted, and shows that the increased road width of 1.4m will not result in significant excavation works as the ground is mainly flat in this location. Given that there is a large passing/parking bay directly to the front of St. Augustine's Cross, it is not considered that the proposed passing bays, which are further from the Cross, would significantly detract from the setting of the Cross.

The impact upon the historic monument is therefore considered to be acceptable subject to safeguarding conditions restricting the location of development and landscaping.

- *Impact upon Character and Appearance of area*

The density of development proposed is 28dph, which is considered to be in keeping with the spacious rural character of the village. The illustrative site layout plan shows that the 41no. units would be in the form of terraced, semi-detached and detached dwellings. The semi-detached and detached dwellings would be in keeping with the general pattern of development within the village, and whilst some terraced units are also proposed, these are few in number, and if terraces in this location were felt to be a concern they could be

replaced with more spacious units as part of the reserved matters application. Whilst it is indicated that there may be two self-contained flats proposed within the development, two units within a single building would not appear dissimilar to a single dwelling, and would therefore not impact upon the character of the area.

Whilst the scale and appearance of the proposed dwellings is not being considered at this stage, the planning statement submitted with the application advises that the dwellings will be single storey and 2-storey in height. An illustrative site section plan has been submitted showing that the site is of a consistent level, and the proposed development is unlikely to exceed a maximum of 9m in height to ridge level, which is quite typical for a 2-storey dwelling. A development of this height/scale would be in keeping with the surrounding character and appearance of the area. Given the edge of village location of the site, a condition is proposed to restrict any future reserved matters application to development that is a maximum height of 2-storey.

Details of the materials are not for consideration as part of this application, although the illustrative site layout plan suggests that the hard surfacing will consist of shared surface block paved roads, which is supported.

On the basis of the information submitted, the impact upon the countryside and surrounding area is considered to be acceptable, subject to safeguarding conditions enforcing landscaping and limiting development height.

Living Conditions

The main residents likely to be affected by the proposed development are those in Beech Grove to the east of the site, and those in Lavender Lane to the west of the site.

The application is in outline form and therefore the layout is not being considered at this stage. Based on the submitted Illustrative Layout Plan a minimum distance of at least 26.5m could be provided to the residents in Beech Grove and a minimum distance of 23m to the residents in Lavender Lane. The land is quite flat with little change in level, and appears to be of similar level to that of adjoining properties. The application has also stated that the intention is for both 2-storey houses and bungalows within the site, but again the detail of this would be considered at the reserved matters stage. Based on the information provided at this outline stage, it is considered that the number of units proposed could be accommodated within the site without any adverse impact upon neighbouring amenity.

In terms of the proposed access road, it is located towards the centre of the site, a minimum distance of 30m from either side boundary to the site. The Illustrative Layout Plan does not show any parking provision adjacent to neighbouring gardens, only garden space. It is therefore not considered that there would be any significant impact upon neighbouring properties from the noise and disturbance created by additional vehicle movements within the site.

The location of the proposed footpath link has been indicated within the preliminary footpath cost estimate document. The footpath would be located to the rear of properties in Earlsmead Crescent, and whilst security concerns have been raised by some residents in relation to the location of the footpath, it is not considered that the footpath (which will not be lit) would result in any significant security problems beyond those which would already exist

from the existing adjacent open field, especially when the exact location of the footpath is not yet known, and is to form part of a separate consultation process by KCC.

Based on the current proposal, which it not considering the specific layout, size, and design of the dwellings at this time, it is considered that the amount of development proposed could be accommodated on the site without resulting in significant harm to the standard of amenity of existing neighbouring occupiers, in accordance with Policy D1 of the Thanet Local Plan and paragraph 17 of the NPPF.

Transportation

- *Highway Safety*

As part of this application consideration is being given to the creation of a new vehicular access onto Cottingham Road, and the use of the access by the future residents of up to 41no. dwellings. In terms of parking the illustrative layout plan shows the provision of 1 parking space per 1 bed flat, 2 spaces per 2/3 bed house, 2-3 spaces per 4-bed house, and 10no. additional unallocated visitor parking spaces.

Paragraph 32 of the NPPF requires that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment, and decisions should take into account whether a safe and suitable access to the site can be achieved, and whether the residual cumulative impact of the proposed development is severe.

A Transport Assessment has been submitted by the applicant as part of the application, which concludes that the site is accessible by modes of transport other than the private car, and is a short distance from local facilities in Cliffsend; a suitable access for the site can be provided via a new junction connecting to Cottingham Road, in conjunction with a proposed speed limit reduction to the west of the application site and traffic calming measures; the housing proposals will generate peak hour traffic at the site access, and at other locations within the village including Foads Lane, which will fall significantly below the threshold of 30 vehicle movements per hour ; the junction overall will accommodate traffic significantly below its design capacity for 41no. dwellings, and there are no highway safety issues other than a single road accident within a 5 year period for highways in the vicinity of the site. As such, the report concludes that the proposed development is acceptable in transport terms.

KCC Highways and Transportation have been consulted and initially raised concerns that the Transport Assessment had not taken into consideration the cumulative highway impact of the trip generation for the application site, alongside that of the proposed housing developments being considered under separate applications for Cottingham Road and Canterbury Road West. In addition, concern was raised that evidence to support the proposed speed limit change (to 30 mph for an extended length of the road to the west of the application site) had not been submitted; an isolated raised table feature at the entrance would not be acceptable; and that given the narrowness of Cottingham Road to the west of the site, which is only 4m wide in places, and given the increased use of this section of the road, two additional passing places should be provided to allow a car and bus to safely pass one another, along with the increased width of Cottingham Road directly outside of the application site.

A Technical Note has subsequently been submitted by the applicant, which has assessed that the addition of this traffic in conjunction with the traffic generated by the other two proposed housing sites within Cliffsend will result in an increase of vehicle movements of only 1.7% when compared with the existing 2016 link traffic flows along the A299 in the vicinity of the roundabout. The applicant's traffic consultant concludes this increase to be negligible, creating only a limited impact upon the operation of the A299, the Cliffsend roundabout, and the Sevenscore roundabout to the south.

In addition, it is concluded within the technical note that the reduction to 30mph along Cottingham Road should be changed at the point close to the existing village sign, rather than to the west of the site, with visibility splays from the site entrance of 2.4m by 58m provided. A Stage 1 Safety Audit has been submitted, which does not raise any significant highway safety issues in relation to the works. Amended plans have also been submitted showing the provision of two additional passing bays along Cottingham Road to the west of the site; the widening of the road just outside of the access point to the site, in order to allow two vehicles to pass one another; and the provision of a footpath connection between the application site and the south side of Cottingham Road, and leading to the footpath by Oakland Court to the east of the site.

KCC have assessed this additional information and accept that the proposals are likely to generate approximately 21 two-way vehicle movements in the network peak hours, most of which (around 15) are likely to route to/from the major road network to the west of the site. Cottingham Road has low existing traffic flows and the additional movements can be accommodated with the improvements proposed, which include the provision of the passing bays and the widening of the road.

KCC have advised that when assessing the impact of this application upon the highway network, it has been considered in conjunction with the separate planning applications for housing development on land south of Canterbury Road West (17/0152) and land south of Cottingham Road (17/0150). When considering the cumulative impact of all three applications KCC are of the opinion that the likely additional small number of movements to/from the west generated by the proposals can be accommodated with the proposed road widening improvements; the likely number of peak hour two-way vehicle movements to/from the east of the Cottingham Road sites through the village centre (around 9 in total) is low and unlikely to have a significant impact; the combined impact of the three applications on the Sevenscore and Cliffsend roundabouts has not been considered to be significant, being less than the typical variation in daily traffic flow. As such, it is not considered that the proposed development is likely to have a severe impact on the highway network that could warrant a refusal of the application on highway grounds.

KCC support the footpath connection that is now proposed as part of the amended plans, as this would allow for future residents of the proposed development, along with existing residents to the west of the site, to have safe pedestrian access to the centre of Cliffsend village where there are facilities and bus stops. A financial contribution for a footpath connection between the north edge of the site and the proposed Thanet Parkway Station to the north is also offered, all of which support pedestrian movement and encourage travel by non-car modes.

KCC Highways and Transportation have assessed the safety audit that has been carried out in relation to the highway works, and are satisfied that the proposed visibility splays appropriate for the speed limit in Cottingham Road can be provided at the site access.

Any concerns regarding access and parking for construction traffic can be dealt with through a Construction Management Plan condition.

Taking all of the matters raised into consideration, it is considered that the proposal for the erection of 41no. dwellings is unlikely to have a severe impact that would warrant a recommendation for refusal on highway grounds. The impact upon highway safety is therefore considered to be acceptable subject to safeguarding conditions.

- *Footpath provision*

Policy HO4F of the Draft Thanet Local Plan for the housing allocation of the site requires that consideration be given to the provision of a pedestrian footpath to the proposed Parkway Station, which is intended to be located on land to the north of the site.

As part of the application the applicant has submitted the potential location of the new footpath, which extends from the north of the application site to the bypass, and which lies adjacent to the rear boundaries of existing properties in Cliffsend; along with a cost estimate for the works. KCC have assessed this submission and carried out their own costings for the proposed 2.5m wide foot/cycle path, which equates to £38,352.50. The applicant has agreed to the provision of this financial contribution through the legal agreement, with a clawback clause that if the money is not spent within 10 Years the money will be paid back to the developer of the site. This clause is required should the Parkway Station not proceed, as there would be no reasonable justification for the contribution without the presence of the proposed station.

Should the new footpath link be provided, it is likely that the existing footpath link TR32 would no longer be required, however, KCC have advised that the closure of TR32 would be dealt with through a separate public consultation and process.

The agreement by the applicant to the proposed financial contribution adds to the overall sustainability of the proposed development, as the financial contribution would allow for the provision of a footpath that would improve pedestrian movement and connectivity for residents of the village to the proposed station.

- *Waste and Recycling vehicles*

The Waste and Recycling department have commented on the application and advised that any gate provision within the site would need to be wide enough for access and not blocked in any way. They have also queried parking provision and turning areas; however, the application does not include consideration of layout at this stage, and therefore this concern can be addressed through any future reserved matters application.

Drainage

- *Foul Drainage*

The applicant's intention is to connect on to the main sewer for foul drainage. Southern Water has advised that their initial investigations indicate that they can provide foul

sewerage disposal to service the proposed development. The Environment Agency has no objections to the foul drainage provision if going to the main sewer.

Whilst the applicant has advised that in order to connect to the foul sewer they would have to either provide an off-site foul outfall sewer crossing land out of their control, or construct the sewer via a requisition agreement with Southern Water under Section 85 of the Water Industry Act 1991, which can be dealt with via condition.

The principle of the foul drainage provision is therefore considered to be acceptable, subject to safeguarding conditions.

- *Surface Water Drainage*

The proposal for surface water drainage is through a water attenuation basin, which is located outside of the red line boundary, on land within the blue line boundary opposite the site. KCC originally raised concerns with this surface water drainage solution, due to the lack of information provided and concerns about future maintenance of the drainage system, given its location outside of the red line boundary. Further information has since been submitted, including a plan that identifies the location of the basin on land opposite the site, and further details on the proposed drainage strategy. The Local Planning Authority's view is that the drainage can be secured and protected through provisions within a legal agreement. On this basis, and in response to the additional information/plans submitted, KCC raise no concerns with the design and location of the proposed surface water drainage.

Southern Water has raised no concerns with the drainage as proposed, and has confirmed that they can provide a water supply to the site.

The drainage provision as proposed is considered to be acceptable subject to safeguarding conditions, and the ongoing maintenance of the drainage being secured via a legal agreement.

Affordable Housing

Policy H14 of the Thanet Local Plan requires that 30% affordable housing be provided on sites of 15 units or more. The agent has confirmed that 30% of the development will be provided as affordable units, which equates to 12no. units. Whilst the exact unit size is not being agreed at this stage, details submitted with the application indicate that the affordable units could be a mix of 1-bed flats, 2-bed houses and 3-bed houses. The provision of affordable housing would need to be proportionate to the overall houses sizes on the site, with details of the location and size of the units to be submitted as part of the reserved matters application.

A legal agreement is to be submitted that includes the provision of 30% affordable housing. The proposal therefore complies with Policy H14 of the Thanet Local Plan.

Size and Type of units

The application is in outline form, and therefore the exact unit sizes are not being agreed at this stage; however, an illustrative layout plan has been submitted, which shows the provision of 2no. 1-bed flats, 10no. 2-bed houses, 25no. 3-bed houses, and 4no. 4-bed houses. . Whilst this mix of unit sizes could change through a reserved matters application, if the mix stated were to come forward as part of a future application, it would be considered

acceptable, as it complies with Policy H8 of the Thanet Local Plan, which requires that there should be a mix of dwelling sizes and types to meet a range of community needs.

In terms of the dwelling types, the illustrative site layout plan shows a mix of semi-detached and detached dwellings, along with a few self-contained flats and terraces, and therefore it is considered that an appropriate mix in unit types could be provided to comply with Policy H8.

Policy H8 also requires that 15% of the development is provided as lifetime homes, which the applicant has agreed to.

Play Provision

Policy SR5 of the Thanet Local Plan requires that where a development in its completed form would amount to ten to forty-nine residential units a commuted payment is expected to be made for the provision, maintenance and upgrade of play facilities.

There is an existing play area within the southern side of Cliffsend Village, however, a financial contribution to this play area has already been secured through the Cliffsend Farm Cottages application site, which is opposite the play area. As such, the Open Spaces Interim Supervisor has advised that the existing play area does not require any further equipment to be added to it.

Instead it is considered that a contribution could be made towards the equipped play area being provided on the housing site to the south of Canterbury Road West. Rather than a financial contribution, it has been agreed with the agent that a larger equipped play area would be provided on the northern site that would exceed the minimum requirement for an equipped play area that is stated within Policy SR5 of the Thanet Local Plan. The equipped play area already agreed through a separate planning application within the blue line on the site to the south of Canterbury Road West (17/0152) is 410sqm. The equipped play area to be provided through this application on that site would be an additional 258.3sqm (using the calculation contained within Policy SR5). The agent has agreed to this, and a larger equipped play area has been shown on the indicative layout plan for that application, and would be secured within the legal agreement for this application.

The provision of play space is therefore considered to be acceptable, in that the provision of additional off-site equipped play space provision would address the requirements of Policy SR5 of the Thanet Local Plan, which seeks either new or upgraded play equipment to serve the development.

Archaeology

An Archaeological Evaluation Report has been submitted as part of the application. The Archaeological Officer at KCC has been consulted and has advised that the site has been the subject of archaeological assessment, geophysical survey and evaluation trial trenching the scope of which the Archaeological Officer has agreed with and monitored. The evaluation revealed a complex buried archaeological landscape over a number of periods on site. For this reason the Archaeological Officer considers that the evaluation that the site should be subject to a condition requiring a programme of further archaeological works in the form of strip map and sample archaeological excavation prior to the commencement of any development.

The impact upon archaeology is therefore considered to be acceptable subject to safeguarding conditions.

Biodiversity

As part of the application an extended phase 1 habitat survey has been submitted. The report confirms that no notable species were identified on site during the survey, which is likely to be due to the arable nature of the land and the lack of any nearby watercourse. Safeguarding conditions are recommended within the report for during the construction phase.

KCC Biodiversity has been consulted and has advised that sufficient information has been provided, and they are satisfied with the conclusions of the report; however, they have queried whether any works are intended to be carried out to the tree on the Eastern boundary of the proposed development site (identified as TN4 within the ecological report), which has suitable features to be used by roosting bats. The applicant has confirmed that no works are intended to remove or prune the tree, as it falls outside of the application site. KCC are therefore satisfied that there is no requirement for updated surveys to be carried out.

KCC raise no objections subject to safeguarding conditions, including the submission of a precautionary mitigation strategy, a lighting condition, and an ecological enhancement condition.

Subject to these safeguarding conditions, the impact upon biodiversity is considered to be acceptable.

Financial Contributions

- Education/Libraries

Policy CF2 of the Thanet Local Plan requires that where a proposed development would directly result in the need to provide new or upgraded community facilities, a financial contribution towards the cost of such provision will normally be sought.

KCC have been consulted and have advised that there would be a requirement for a financial contribution of £129,636 towards works at St.Lawrence in Thanet CE Primary School; a financial contribution of £92,032.20 towards Phase 1 of Ursuline College expansion works; and a financial contribution of £1,968.65 towards book stock at the local library.

Whilst these projects are not located within the village itself, KCC have advised that all obligations have now been sought for the Ramsgate Free School and Birchington Primary School, and therefore St.Lawrence Primary School is the nearest primary school to the application site with a current expansion project, which would justify a need for financial contributions. In the same way, Ursuline College is the nearest secondary school to the application site with a defined expansion project, and therefore a justified need.

The contributions are considered to meet the statutory tests of planning obligations. The applicant has agreed to provide all of the required financial contributions, which will be secured through the submission of a legal agreement.

- Healthcare Provision

A request has been received from the NHS regarding the need to mitigate the increased healthcare requirement created by this housing development (cumulative with the separately considered applications in Cliffsend). They have advised that any contributions secured should be put towards the expansion of the patient list, through either the extension, refurbishment or upgrade of Newington Road Surgery (the joint closest surgery to the application site). The formulae used to calculate the contribution is based on a cost per head to provide a new surgery. This equates to £360 per person, resulting in an overall contribution of approximately £38,952 for the application site (dependent upon the finalised unit sizes).

The principle of the contribution is considered to meet the statutory test of planning obligation, and the applicant has agreed to the principle of a contribution to be part of the Section 106 agreement. The impact upon healthcare provision is therefore considered to be acceptable.

Habitat Regulations

Thanet District Council has produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. The proposed development is 1km from the Thanet Coast and Sandwich Bay SPA, Ramsar and SSSI. Therefore, to enable the Council to be satisfied that the proposed development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required to contribute to the district wide mitigation strategy.

The tariff for this contribution is provided in the SAMM report. For this development the contribution required is in the form of £408 per unit. The applicant has agreed to this contribution, which will be secured through a legal agreement.

Other Matters

Concern has been raised by residents and Cliffsend Parish Council to the proposed attenuation basins, which could encourage the breeding of mosquitos in an area where there are already mosquito concerns. The Flood Risk Project Officer at KCC has commented on this concern, and has advised that the ponds are designed to take water for exceptional events so they should be dry more often than not and they are designed to have a controlled outflow so they will ultimately empty anyway. KCC have further advised that mosquitoes breed in small, temporary water features where normal pond predators are absent, e.g. rainwater butts, large puddles and water features without natural habitat, such as marginal vegetation. This can be avoided through design. As such it is considered that the proposed attenuation basins will not result in significant harm to public safety, and can be designed to limit the potential for mosquitos, with details of this to be submitted through safeguarding conditions.

Heads of Terms

The legal agreement to be submitted in support of this application will contain the following commitments:

- 30% affordable housing,
- £3324.00 per 'applicable' house and £831.00 per 'applicable' flat towards primary school provision in the form of St.Lawrence in Thanet CE Primary School works,
- £2,359.80 per 'applicable' house' and £589.95 per 'applicable' flat towards secondary school provision in the form of Phase 1 Ursuline College expansion works,
- £1,968.65 towards library provision,
- £16,728 towards the Special Protection Area,
- £38,352.50 towards the provision of a footpath link connection with the proposed Parkway Station.
- £38,952 (based on the current housing mix) towards improvements within primary care by way of an extension, refurbishment and/or upgrade at Newington Surgery,
- Safeguard any required drainage provision on land outside of the application site, within the blue line.
- Safeguard the provision of equipped play space on land outside of the application site, within the blue line.

Conclusion

Whilst the site lies within the countryside as identified by the Local Plan, the authority does not have a 5 year supply of deliverable housing sites. Accordingly the proposed housing development must be viewed in the context of the presumption in favour of sustainable development and the tests of paragraph 14 of the NPPF, with any adverse impacts of granting permission having to significantly and demonstrably outweigh the benefits from the scheme to withhold planning permission.

The provision of 41no. dwellings would make a significant contribution to the District's housing supply, supporting economic and social dimensions of sustainable development, with employment provided through construction. All requests for social contributions towards education, social and health care have been agreed by the applicant, and 30% on-site affordable housing is provided, along with off-site play provision, a new footpath and passing bays on Cottington Road, and a financial contribution towards a new pedestrian footpath connection to the proposed Parkway Station. This attaches significant weight in favour of the application due to these social and economic benefits.

In terms of the environmental dimension, the proposal would result in the loss of countryside, but would appear as a natural expansion of Cliffsend, with limited impact upon the wider landscape area and the setting of the Grade II St.Augustine's Cross. The density of the proposed development falls below 30 dwellings per hectare, thus in keeping with the rural character of the area, and landscape enhancements are proposed including hedgerows and trees along the northern, western and southern boundaries of the site. Kent Highways raise no objection in principle to the proposal, and the proposed access is considered to be both

safe and suitable. Therefore overall limited environmental harm would result from the proposal.

It is considered that, with safeguarding conditions and appropriate contributions and items secured via a S106 legal agreement, that there would be no adverse impact of the development on ecology, archaeology, air quality, flooding or drainage. The reserved matters application(s) will consider detailed impact on living conditions of neighbouring occupiers, however the development of the site for the development submitted can be accommodated without resulting in a significant adverse impact to residential properties in the vicinity of the site.

Therefore when considering the framework as a whole, the proposal constitutes sustainable development, as any harm is outweighed by the significant economic and social benefits from the proposal, and the development supports the direction of the emerging Thanet Local Plan.

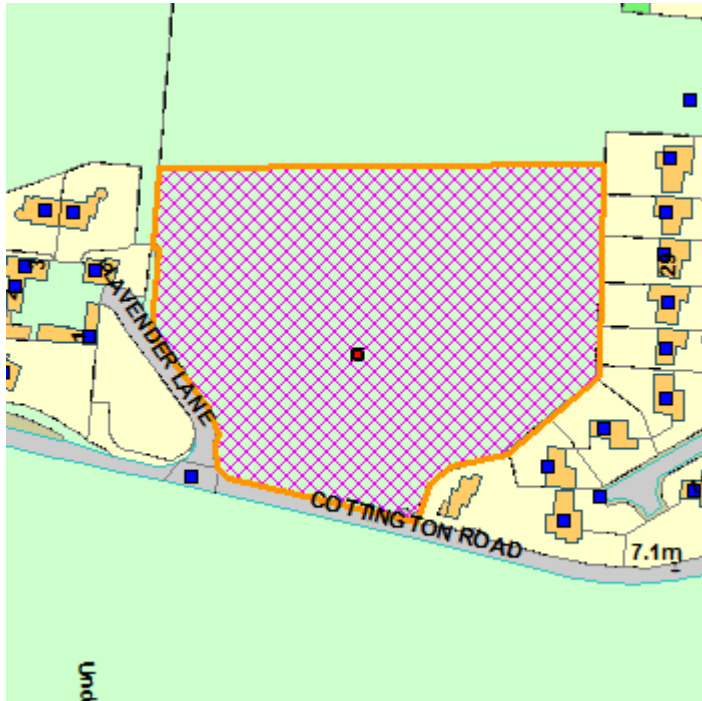
It is therefore recommended that Members defer and delegate the application for approval, subject to the receipt of a satisfactory Section 106 agreement to secure the required planning obligations.

Case Officer

Emma Fibbens

TITLE: OL/TH/17/0151

Project Land North Of Cottington Road And East Of Lavender Lane RAMSGATE Kent



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THANET DISTRICT COUNCIL DECLARATION OF INTEREST FORM

Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.

Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
 - exercises functions of a public nature; or
 - is directed to charitable purposes; or
 - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the

matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.

Gifts, Benefits and Hospitality

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

What if I am unsure?

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Democratic Services and Scrutiny Manager well in advance of the meeting.

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS, SIGNIFICANT INTERESTS AND GIFTS, BENEFITS AND HOSPITALITY

MEETING

DATE..... **AGENDA ITEM**

DISCRETIONARY PECUNIARY INTEREST

SIGNIFICANT INTEREST

GIFTS, BENEFITS AND HOSPITALITY

THE NATURE OF THE INTEREST, GIFT, BENEFITS OR HOSPITALITY:

.....
.....
.....

NAME (PRINT):

SIGNATURE:

Please detach and hand this form to the Democratic Services Officer when you are asked to declare any interests.