

Planning Committee

Minutes of the meeting held on 13 December 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In

Attendance: Councillors Hillman, L Fairbrass, M Saunders and Shonk

265. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Connor.

266. DECLARATIONS OF INTEREST

There were no declarations of interest.

267. MINUTES OF PREVIOUS MEETING

It was proposed by the Vice Chairman, seconded by Councillor D Saunders and AGREED that the minutes of the Planning Committee held on 15 November 2017 be approved and signed by the Chairman.

268. SCHEDULE OF PLANNING APPLICATIONS

269. A01 - R/TH/17/1144 - LAND ADJACENT HOLY TRINITY SCHOOL, 99 DUMPTON PARK DRIVE, BROADSTAIRS

PROPOSAL: Application for the approval of reserved matters (appearance, landscaping, layout, and scale) in pursuant of outline permission OL/TH/15/0956 for the erection of up to 28No. dwellings with associated access from Cliffside Drive

Speaking in favour of the application was Mr Hume.

Speaking raising points of concern was Mr Stringer.

Speaking raising points of concern was Mrs Smith.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 1401 006 D and 1401 005 C,

received 13 December 2017; revised drawing numbered 0025/17/B/1B, received 04 December 2017; revised plans numbered 1401 016 B, 1401 013 A, 1401 014 A, 1401 019, and 1401 003 E, received 30 November 2017; revised drawing numbered 1401 012 B, received 15 November 2017; revised drawings numbered 0025/17/B/1A and 12417-T-01 P2, received 19 September 2017; drawing numbered 1401 017, received 07 August 2017; and drawings numbered 1401 010, 1401 011, and 1401 015, received 2 August 2017.

GROUND:

To secure the proper development of the area.

2 Prior to the first occupation of each dwelling hereby permitted, the associated parking for that unit shall be provided and thereafter maintained. All visitor parking, as shown on the approved plan numbered 1401 003E, shall be provided prior to the occupation of the 20th unit hereby permitted.

GROUND:

In the interests of highway safety

3 Prior to the first use of the access road hereby permitted, visibility splays of 25m x 2m x 25m at the junction between the two internal access roads, and an 18m forward visibility splay onto Cliffside Drive, as shown on the approved plan numbered 1401 003E, shall be provided and thereafter maintained, with no obstructions over 1m above carriageway level within the splays.

GROUND:

In the interest of highway safety.

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

GROUND:

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

5 The bat and bird boxes and native hedgerow as shown on the approved Landscape Planting plan numbered 0025/17/B/1A should be provided prior to the first occupation of the development hereby permitted, and thereafter maintained.

GROUND:

To provide ecological enhancements, in accordance with the NPPF.

6 Prior to the installation of any external lighting, details of the lighting scheme shall be first submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include the location, height and design of the proposed lighting, and shall show only minimal lighting on site boundaries, and no lighting directed towards Tree 34.

GROUND:

To protect foraging and roosting bats, in accordance with the NPPF.

7 Any external lighting used during construction shall be directed away from the site boundaries, and turned off when not in use.

GROUND:

To protect foraging and roosting bats, in accordance with the NPPF.

8 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.

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

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.

10 The development hereby permitted shall be constructed using yellow stock brick, cladding, painted render, and slate roof tiles, with samples/colours of the materials along with a material schedule identifying the use of materials for each dwelling type, to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted. Development shall be carried out in accordance with the approved details.

GROUND:

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

11 All first floor windows within side elevations of the proposed dwellings hereby permitted shall be provided and maintained with obscure glass.

GROUND:

In the interests of neighbouring amenity, and the amenity of future occupiers of the development, in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

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

- (a) Routing of construction and delivery vehicles to/from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries (no deliveries before 9.30 am or between 2.45 pm - 3.45 pm)
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management/ signage

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

GROUND:

In the interests of highway safety.”

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

Then it was proposed by the Chairman and seconded by Councillor L. Piper:

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

‘That the application be APPROVED subject to conditions outlined above with the addition of the following condition:

13 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

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

(a) **A02 - L/TH/17/0964 - Quay Edge, Military Road, Ramsgate**

PROPOSAL: Erection of railings to quay edge

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

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

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

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 3598_501B and dated 30 November 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of development hereby approved, details, including elevational plans, of the connection between the new railings and the existing sections of railings, shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

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

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

270. A03 - F/TH/17/1451 - 40 - 46 SWEYN ROAD, MARGATE

PROPOSAL: Variation of conditions 2 and 5 of planning permission F/TH/15/0207 for change of use and conversion to 2no. four bed dwellings, 2no. two bed flats and 2no. two bed maisonettes, erection of 2No. single storey rear extensions, and alterations to front elevation, following demolition of single storey front and rear extensions and second floor extension to rear to allow part retrospective change of design to the front elevation and alterations to siting of rear boundary treatment

It was proposed by the Chairman, seconded by Councillor Buckley and RESOLVED:

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

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

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered CO.103 Rev P and CO.113 Rev H received 29 November 2017 and the submitted window and door schedule numbered CO.106 Rev G received 04 October 2017.

GROUND:

To secure the proper development of the area.

2 The refuse storage and clothes drying facilities as specified upon the approved drawing numbered CO.113 Rev H received 29 November 2017, 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.

3 Prior to the first occupation of the development hereby permitted, secure cycle parking as shown on drawing CO.113 Rev H received 29 November 2017 hereby approved shall be provided and thereafter maintained.

GROUND:

In the interest of promoting increased cycling in accordance with Policy TR12 of the Thanet Local Plan and Policy CV5 of the Cliftonville Development Plan Document.

4 Prior to the first use of the development hereby approved, the amenity spaces shown as 'F1/F2 garden', 'private garden' and the rear gardens indicated on the approved plan numbered CO.113 Rev H received 29 November shall be made available for the occupiers of the respective properties hereby approved and therefore maintained for such purposes.

GROUND:

To ensure adequate doorstep play space is provided for future occupiers, in accordance with Policies D1 and SR5 of the Thanet Local Plan.

5 The reveals to all new window and door openings shall not be less than 100mm. as agreed in the applicants agents email dated 09 April 2015.

GROUND:

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

6 Prior to the application of paint to the render to the ground floor front elevation, details of the colour scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

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

271. A04 - FH/TH/17/1466 - HOLLAND END, KINGSGATE BAY ROAD, BROADSTAIRS

PROPOSAL: Erection of single storey rear extension

It was proposed by the Chairman, seconded by Councillor Buckley and
RESOLVED:

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

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

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

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 17013-001 and 17013-004 received 3 October 2017 and 17013-003 received 6 October 2017.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions hereby approved shall be as detailed on drawing numbered 17013-004 received 3 October 2017 and 17013-003 received 6 October 2017.

GROUND:

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

272. A05 - F/TH/17/1322 - CROSS CHANNEL SERVICE STATION, MOUNT PLEASANT, MINSTER

PROPOSAL: Change of use of site to vehicle sales and erection of car showroom and ancillary workshop, and 2No. mixed use business units (Use Class B1, B2 and B8) with associated access and parking

It was proposed by the Chairman, seconded by Councillor Buckley 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 and the plans numbered 004 Revision 02, 005 Revision 04, 006 Revision 02, 007 Revision 05, 008 Revision 04 received by the Local Planning Authority on 5th September 2017, plan numbered 009 Revision 01 received by the Local Planning Authority on 11th October 2017

and plan numbered 003 Revision 06 received by the Local Planning Authority on 7th November 2017.

GROUND:

To secure the proper development of the area.

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

GROUND:

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

4 Prior to the erection or installation of any plant (including ventilation, refrigeration and air conditioning) or ducting system at the site, details of such shall be submitted to and agreed in writing by the Local Planning Authority. No extraction system other than that agreed in writing by the Local Planning Authority shall be erected or installed at the site.

The scheme shall ensure that the noise generated at the boundary of any noise sensitive property shall not exceed Noise Rating Curve NR35 as defined by BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings and the Chartered Institute of Building Engineers (CIBSE) Environmental Design Guide 2006. The equipment shall be maintained in a condition so that it does not exceed NR35 as described above, whenever it's operating. After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority.

GROUND:

In the interest of the amenities of the occupiers of surrounding dwellings, in accordance with Thanet local Plan 2006 Policy D1 and the National Planning Policy Framework.

5 There shall be no servicing of the building, no goods shall be loaded or deposited and no delivery vehicles shall arrive, depart, be loaded or unloaded, within the application site before 07:00 or after 19:00 hours Mondays to Saturdays or at any time on Sundays or Bank Holidays.

GROUND:

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

6 No development shall commence until a Construction Management Plan has been submitted to, and agreed in writing by, the Local Planning Authority. The Construction

Management Plan shall include, but not necessarily be limited to, hours of construction, site boundary treatments during construction works, method and times of delivery of materials, construction vehicle loading/unloading and turning facilities, parking for site construction personnel and visitors and the provision of wheel washing facilities.

GROUND:

In the interests of safety and amenity.

7 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

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

8 No infiltration of surface water drainage into the ground is approved other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Is there is any discharge to ground, the full proposals shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

9 Prior to the installation or erection of any external lighting for the development hereby approved, full details of the external lighting, hereby approved including their fittings, illumination levels and spread of light shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting installation shall then be carried out in accordance with the approved details.

GROUND:

To ensure that light pollution is minimised in the interest of the visual amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

10 Prior to the first use of the development hereby approved, details of how the development will enhance biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be implemented and thereafter retained.

GROUND:

To enhance biodiversity in accordance with the National Planning Policy Framework.

11 Prior to the first use of the development hereby permitted, the area shown on Plan numbered 009 Revision 01 received by the Local Planning Authority on 11th October 2017 & plan numbered 003 Revision 06 received by the Local Planning Authority on 7th November 2017 for the loading/unloading of vehicles and turning facilities shall be provided and thereafter permanently retained.

GROUND:

In the interests of highway safety.

12 Prior to the first use of the development hereby permitted, the vehicle parking spaces shown on Plan numbered 003 Revision 06 received by the Local Planning Authority on 7th November 2017 shall be provided and thereafter permanently retained.

GROUND:

In the interests of highway safety and 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.

13 Prior to the first use of the development hereby permitted, visibility splays of 4.5 metres by 100 metres to the west of the exit with no obstructions over 0.6 metres above carriageway level within the splay (this length of splay measured to the tangent point on the slight curve in the edge of the carriageway alignment will effectively provide the greater length of splay required, due to the alignment of the carriageway) shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

14 Prior to the first use of the development hereby permitted, the refuse storage shown on Plan numbered 003 Revision 06 received by the Local Planning Authority on 7th November 2017 shall be provided and thereafter permanently retained.

GROUND:

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

273. R06 - FH/TH/17/1328 - 31 WESTERN ROAD, MARGATE

PROPOSAL: Erection of two storey front and side extension

Speaking in favour of the application was Mr Taylor.

Speaking as ward councillor was Councillor Hillman.

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

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

‘That the application be REFUSED for the following reason:

- 1 The proposed two storey front/side extension by virtue of its width, height, scale, design, siting and prominent corner location will result in an incongruous, dominant and intrusive form of development within the street scene, out of keeping with the established building line and surrounding pattern of development, to the detriment of the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 58 and 64 of the National Planning Policy Framework.”

Further to debate, the motion was declared CARRIED.

Meeting concluded : 8.45pm