

Planning Committee

**Minutes of the meeting held on 18 April 2018 at 7.00 pm in Council Chamber,
Council Offices, Cecil Street, Margate, Kent.**

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

In Attendance: Councillors Jaye-Jones, Johnston and M Saunders.

307. APOLOGIES FOR ABSENCE

There were no apologies for absence.

308. DECLARATIONS OF INTEREST

Councillor Messenger declared an interest in agenda item 4c, 21 The Parade, Margate.

309. MINUTES OF PREVIOUS MEETING

Members agreed that the minutes of the Planning Committee meeting held on 14 March 2018 be approved and signed by the Chairman.

310. SCHEDULE OF PLANNING APPLICATIONS

311. A01 F/TH/18/0212 - 17 VICTORIA AVENUE, WESTGATE ON SEA

PROPOSAL: Erection of two storey 2-bed dwelling

Speaking in favour of the application was Mr Hyde.

Speaking raising points of concern was Mr Hely

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 444 Rev B received 28 March 2018.

GROUND:

To secure the proper development of the area.

3 The dwelling hereby approved shall be constructed from Redland duoplain tiles and Redland port royal brick as confirmed in the application form received 12 February 2018.

GROUND:

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

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

GROUND:

In the interest of highway safety.

5 The first floor windows in the west-facing rear elevation of the dwelling hereby approved shall be provided and maintained with obscure glass and non-opening below 1.73m above the internal finished floor level.

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.

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

312. A02 - F/TH/17/0358 - SPRINGFIELD NURSING HOME, HENGIST ROAD, WESTGATE ON SEA

PROPOSAL: Change of use of building from Nursing home to 3No. flats with erection of first floor and two storey extensions following demolition of existing together with the erection of a terrace of 4No 3 bedroom Mews houses with associated parking and landscaping.

Speaking in favour of the application was Mr Jackson.

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 drawing numbered 005 Revision B, 006 Revision A, 007 Revision A, and dated 008 Revision A all received 09/03/18

GROUND:

To secure the proper development of the area.

3 No development shall take place on any external surface of the development hereby permitted until 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 Policies D1 and CC5 of the Thanet Local Plan.

4 Prior to the occupation of the development, the area shown for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area approved shall thereafter be maintained for that purpose.

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 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 005 revision B shall be provided and thereafter maintained.

GROUND:

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

6 Prior to the first occupation of the development hereby permitted the vehicular access and visibility splays, with no obstruction exceeding 0.9 metres above the carriageway level within the splays, shall be provided and thereafter retained at the position shown on the approved plan.

GROUND:

In the interest of highway safety.

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

GROUND:

In the interests of highway safety.

8 Prior to the first occupation of the development hereby approved 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.

9 Prior to the first occupation of the development hereby permitted provision of vehicle loading/unloading and turning facilities shown on the approved plan shall be provided and permanently retained.

GROUND:

In the interests of highway safety

10 No development shall take place until plans have been submitted to and approved in writing by the Local Planning Authority (which have already been subject of a Phase 1 Safety Audit) to detail a pedestrian crossing feature consisting of dropped kerbs on either side of the proposed new access and a single dropped kerb to cross the carriageway on the southern side. The works approved shall be completed prior to occupation of any unit hereby approved.

GROUND:

In the interests of highway safety.

11 Prior to the commencement of development, a Construction Management Plan which shall incorporate:

- Provision of construction vehicle loading/unloading and turning facilities for the duration of construction
- Provision of parking facilities for site personnel and visitors for the duration of construction
- Provision of wheel washing facilities for the duration of construction
- Full details of proposed routes for construction traffic.

The development shall be carried out in full accordance with the agreed details.

GROUND:

In the interests of highway safety.

12 No development shall take place above foundation level of the development hereby permitted until a scheme to demonstrate that the internal noise levels within the proposed terrace dwellings and the external noise levels in back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND:

In the interests of the amenities of the locality in accordance with the principles of the NPPF.

13 Prior to the installation of any outdoor lighting associated with the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain

light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.

GROUND:

In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.

14 Prior to commencement of development a precautionary mitigation strategy for reptiles shall be submitted to, and approved by, the Local Planning Authority, which shall include:

- Map showing area of suitable reptile habitat to be lost and retained.
- Details of enhancements to be incorporated in to the retained habitat
- Simple management plan detailing how the retained habitat will be managed
- Detailed methodology to be used to carry out the site clearance.
- Timing of the proposed works

The works must be implemented as agreed within the approved document.

GROUND:

To contribute and enhance the natural and local environment in accordance with paragraph 109 of the NPPF.

15 The development hereby approved shall be carried out in full accordance with the submitted Tree Survey Issue 3 dated June 2017 by LaDellWood, Section 4.0 including tree protection fencing and replacement trees along Hengist Road.

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.

16 Prior to first occupation of the development hereby approved, full details of soft landscape works, to include:

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- o walls, fences, other means of enclosure proposed

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

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 and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

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

GROUND:

To prevent pollution, in accordance with the advice contained within the NPPF.

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

GROUND:

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

19 Prior to the first occupation of the development hereby approved, details of the cycle storage area adjacent to the vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as approved prior to the occupation of the development or any phase of the development to which it relates and thereafter maintained and retained as agreed.

GROUND:

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

20 Prior to the first occupation of the development a bin storage area shall be provided and retained thereafter used for no other purpose as shown on the approved plan.

GROUND:

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

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

(a) **A03 - L/TH/17/1536 - 21 The Parade, Margate**

PROPOSAL: Retrospective application for listed building consent for replacement roof to flat roof rear extension, replacement boiler and new flue to rear elevation, installation of cctv camera to rear outbuilding

Speaking in favour of the application was Mr Roe.

Speaking raising points of concern was Mr Haddon.

Speaking as a ward councillor was Councillor Johnston.

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 148.11 and drawing titled Proposed Layouts.

GROUND:

To secure the proper development of the area.

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

313. A04 - F/TH/18/0013 - LAND EAST OF THE GRANARY, UPPER HALE, ST NICHOLAS AT WADE

Proposal: Change of use of barn to 1No. 3-bed house with excavation works to create basement level extension with terrace above together with erection of detached car port

It was proposed by Councillor K Coleman-Cooke, seconded by Councillor Ashbee 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 17.1151.MB.PL0 Rev A, 17.1151.MB.PL06, 17.1151.MB.PL10, 17.1151.MB.PL09, 17.1151.MB.PL12 received 02 January 2018 and the amended drawings numbered 17.1151.MB.PL08 Rev C received 20 March 2018 and 17.1151.MB.PL07 Rev A received 06 April 2018.

GROUND:

To secure the proper development of the area.

3 The proposed excavation works to facilitate the basement extension hereby approved, shall be carried out in accordance with the submitted drawings and specification of the plan numbered 9899.01 Rev PL1 received 08 March 2018, with the building remaining in situ. At no time shall the building be removed, or the demolition works exceed that which is stated within the Method Statement.

GROUND:

To ensure the conversion of the existing building, in accordance with paragraph 55 of the NPPF.

4 Prior to the commencement of the excavation works to facilitate the basement extension hereby permitted, an updated structural roof and side elevation impact assessment to be carried out by an appropriately qualified person, to demonstrate that the roof structure to the rear and side walls are able to be retained during the excavation works outlined on the submitted plan numbered 9899.01 Rev PL1 received 08 March 2018 shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

To safeguard the special character and appearance of the Non-Designated Heritage Asset, in accordance with advice contained within the NPPF and ensure the conversion of the building accords with paragraph 55 of the NPPF

5 The original timber weatherboarding to the front elevation and the original plain clay roof tiles shall be reinstated to the front elevation and roof once the excavation works are completed, except in instances where the material is damaged beyond repair, in which case timber weatherboarding and/or plain clay roof tiles to match the colour, texture and finish of the existing materials shall be installed.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a non-designated heritage asset in accordance with advice contained within the NPPF.

6 Prior to the installation of any external windows and doors to the development hereby approved, joinery details at a scale of 1:5 of all new external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a non-designated heritage asset in accordance with advice contained within the NPPF.

7 Prior to the first occupation of the dwelling 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

8 Prior to the construction of the basement extension of the development hereby approved, a sample of the proposed brickwork to the front elevation of the basement extension 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:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a non-designated heritage asset in accordance with advice contained within the NPPF.

9 The timber weatherboarding and plain clay roof tiles to be used in the construction of the detached open sided car port hereby approved shall be of the same colour, texture and finish as the timber weatherboarding and plain clay roof tiles to the existing building.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of setting of the property as a non-designated heritage asset in accordance with advice contained within the NPPF.

10 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 shall have been submitted to and approved, in writing, by the local planning authority:

1) 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.

2) Intrusive Investigation

a) 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,

(iii) 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).

b) If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) 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.

11 The 2No. car parking spaces and the cycle storage within the car port hereby approved as specified on the approved drawings numbered 17.1151.MB.PL07 Rev A received 06 April 2018 and 17.1151.MB.PL10 received 02 January 2018 shall be provided prior to the first occupation of the dwelling hereby approved and shall be kept available for that use at all times.

GROUND:

To secure a satisfactory standard of highway amenity in accordance with Policies TR12 and TR16 of the Thanet Local Plan.

12 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.

13 The gate to the vehicular access of the development hereby approved shall open away from the highway, as specified on the approved drawing numbered 17.1151.MB.PL07 Rev A received 06 April 2018.

GROUND:

In the interest of highway safety.

314. A05 - FH/TH/18/0034 - UPDOWN MEWS, 274 RAMSGATE ROAD, MARGATE

PROPOSAL: Erection of 2No. single storey ground floor rear extensions

It was proposed by Councillor K Coleman-Cooke, seconded by Councillor Ashbee 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 17103FS-PP-06, 17103FS-PP-07, 17103FS-PP-08, 17103FS-PP-09 and, 17103FS-PP-10 received 5 January 2018.

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 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.

315. A06 L/TH/18/0060 - 54 TRINITY SQUARE, MARGATE

PROPOSAL: Application for Listed Building Consent for the replacement of railings and boot scrapper to front elevation

It was proposed by Councillor K Coleman-Cooke, seconded by Councillor Ashbee and RESOLVED:

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

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

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application drawings numbered PL.501 Rev C dated 10 January 2018 and PL.104 Rev B dated 01 February 2018.

GROUND:

To secure the proper development of the area.

316. A07 F/TH/18/0165 - LAND ADJACENT 28 PRINCESS ANNE ROAD, BROADSTAIRS

PROPOSAL: Variation of condition 2 of planning permission F/TH/16/0236 for the erection of a detached two storey building containing 2no. 2-bed flats together with parking to allow for alterations to landscaping and fenestration

It was proposed by Councillor K Coleman-Cooke, seconded by Councillor Ashbee 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 TDC-2817-PA-ZZ-GA-A-2001 Rev P07, TDC-2817-PA-ZZ-E-A-4001 Rev P07 and TDC-2817-PA-ZZ-LP-A-8001 Rev P06 received 05 April 2018.

GROUND:

To secure the proper development of the area.

2 The brickwork to the ground floor external elevations shall be constructed of Redland 49 Granular Brown bricks and the soldier course shall be constructed of Reigate Purple multi as approved through the condition discharge application reference CON/TH/16/1540 granted 29/11/16. The roof shall be constructed of Redland 49 Brown Granular Tile as annotated on the approved drawing numbered TDC-2817-PA-ZZ-E-A-4001 Rev P07 received 05 April 2018.

GROUND:

In the interests of visual amenity

3 Prior to the construction of the external walls, details of the colour of the render to the first floor elevations 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.

4 The first floor flank window in the east-facing elevation of the development hereby approved serving the landing shall be provided and maintained with obscure glass.

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.

5 Prior to the first occupation or use of the development, the areas shown on the plan numbered TDC-2817-PA-ZZ-LP-A-8001 received 05 April 2018 for the parking and manoeuvring of vehicles shall be operational prior to first occupation of the development hereby permitted. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

6 The foul and surface water drainage shall be carried out in accordance with the details provided upon approved drawing numbered Sht-1 Rev 1 received 7th November 2016, and shall be thereafter maintained.

GROUND:

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

7 The hardstanding areas to accommodate the off street parking as shown on approved drawing TDC-2817-PA-ZZ-LP-A-8001 Rev P06 received 05 April 2018 shall be constructed of permeable paving, as agreed in the email received from the applicant dated 06 April 2018.

GROUND:

In the interests of highway safety.

317. D08 F/TH/18/0122 - LAND ADJACENT 15 SOUTHALL CLOSE, MINSTER

PROPOSAL: Variation of condition 13 of planning permission OL/TH/16/0967 'Outline Application for the erection of 12 detached dwellings, with access via Southall Close including access, layout and scale' to allow amendments to layout including changes to vehicle turning heads

Speaking in favour was Mr Shaw.

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

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

‘To DEFER & DELEGATE for approval to officers subject to receipt of a legal agreement securing required planning obligations and the following conditions:

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

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).

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 15th September 2020.

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 No development shall commence until a site characterisation and remediation scheme has been submitted to and approved in writing by the Local Planning Authority and the remediation scheme has been implemented in accordance with the approved details. The site characterisation, remediation scheme and implementation of the approved remediation scheme shall be carried out in accordance with the following criteria:

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and 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, and shall include:

- o A survey of the extent, scale and nature of contamination
- o An assessment of the potential risks to:
 - Human health
 - Property
 - Adjoining land
 - Groundwaters and surface waters
 - Ecological system
- o An appraisal of remedial options and a recommendation of the preferred options

The site characterisation report shall be conducted in accordance with British Standards and current DEFRA and Environment Agency best practice.

Submission of remediation scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site cannot be considered as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of the development other than that required to carry out remediation. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in Planning Policy Statement 23 as a validation report) that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by 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 No development of the dwellings hereby permitted shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

7 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.

GROUND:

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

8 Prior to the first occupation of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the development, the secure cycle parking facilities shall be provided and thereafter maintained.

GROUND:

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

10 Details to be submitted pursuant to Condition 1 above shall show development not exceeding the building heights indicated within the Design and Access Statement dated August 2015.

GROUND:

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

11 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 017-05-0015 Rev A dated 20th February 2018.

GROUND:

To secure the proper development of the area.

12 Prior to the commencement of work on site, construction vehicle loading/unloading and turning facilities, and parking facilities for site personnel and visitors, shall be provided for the duration of construction.

GROUND:

In the interests of highway safety.

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

318. F/TH/15/1204 - LAND ADJACENT AND REAR ASHBRE, MANOR ROAD, ST NICHOLAS AT WADE

It was proposed by the Chairman, seconded by Councillor Tomlinson and Members agreed the recommendation in the report, namely:

“That Members approve the planning application subject to submission and approval of a legal agreement securing the financial contributions, and the 30% affordable housing, with the size and tenure of the units as amended.”

Meeting concluded: 8.15pm