

Planning Committee

**Minutes of the meeting held on 16 May 2018 at 7.00 pm in Council Chamber,  
Council Offices, Cecil Street, Margate, Kent.**

**Present:** Councillor Bob Grove (Chairman); Councillors Messenger, Ashbee, Buckley, K Coleman-Cooke, Connor, Edwards, Evans, J Fairbrass, Fenner, Matterface, D Saunders, Taylor and Tomlinson

**In  
Attendance:**

**319. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Shonk.

**320. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**321. MINUTES OF PREVIOUS MEETING**

Members agreed that the minutes of the Planning Committee meeting held on 18 April 2018 be approved and signed by the Chairman.

**322. SCHEDULE OF PLANNING APPLICATIONS**

**323. A01 - F/TH/18/0176 - SEAFIELDS, CLIFF ROAD, BIRCHINGTON**

PROPOSAL: Erection of 2No semi-detached 3 storey houses with associated car parking following demolition of existing chalet bungalow

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 05 and 06 both received on the 18th April 2018.

GROUND:

To secure the proper development of the area.

3 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.

4 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 06 (received 18/04/18).

GROUND:

In the interests of highway safety.

5 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.

6 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.

7 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.

8 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.

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 Prior the construction of the external surfaces of the development hereby approved samples of the materials to be used 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

11 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

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

GROUND:

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

Following debate, the Chairman and the Vice-Chairman withdrew the motion.

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

“That the application be APPROVED subject to the above conditions and the additional condition as follows:

The first floor bathroom window in the side (east) elevation of the dwelling hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

## 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.

**324. A02 - F/TH/18/0410 - ELLINGTON PARK GROUNDS, ELLINGTON PARK, RAMSGATE**

PROPOSAL: Erection of single storey amenity building including community cafe, kitchen and toilets

It was proposed by the Vice Chairman, seconded by Councillor Taylor 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 23302A\_110 Rev A received 20 March 2018, 23302A\_100 Rev D,, 23302A\_010 Rev C and 23302A\_011 Rev C received 27 March 2018.

## 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 all materials to be used for the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

## GROUND:

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

4 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.

5 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:**

In the interests of nature conservation in accordance with Policy D1 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

6 There shall be no frying of food conducted at the premises hereby approved at any time.

**GROUND:**

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

**325. A03 - OL/TH/17/1795 - LAND WEST OF HAZELDENE, RAMSGATE ROAD, SARRE**

PROPOSAL: Outline application for the erection of 2No detached two storey houses including access

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

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

‘That the application be APPROVED subject to 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 plan numbered 01 Rev B received by the Local Planning Authority on 2nd March 2018.

**GROUND:**

In the interests of highway safety.

6 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.

7 Details pursuant to condition 1 shall include full details (in the form of scaled plans and/or written specifications) to illustrate the following:-

- i) Parking provision in accordance with adopted standard
- ii) Turning areas
- iii) Secure, covered cycle parking facilities

The scheme shall be implemented as approved prior to the first occupation of the units hereby approved.

**GROUND:**

In the interests of highway safety.

8 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 advice contained within the National Planning Policy Framework.

9 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.

10 Details pursuant to condition 1 above shall include full 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. 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.

11 Details pursuant of condition 1 above shall include full details of both hard and soft landscape works, to include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted (which shall be of a native species)
- the treatment proposed for all hard surfaced areas beyond the limits of the highway
- walls, fences, other means of enclosure proposed (to include 13cm x 13cm gaps within fences where possible to enable movement of species)
- Location of bat boxes

**GROUND:**

In the interests of the visual amenities of the area and to adequately integrate the development into the environment and enhance biodiversity in accordance with Policies D1 and D2 of the Thanet Local Plan and the National Planning Policy Framework.

12 Prior to the commencement of any site clearance, the reptile mitigation as detailed within the reptile survey report, Colmer Ecology; December 2017 shall be implemented and the long term conservation and continued ecological functionality of the species maintained.

**GROUND:**

In order to safeguard protected species that may be present, in accordance with the National Planning Policy Framework.

13 Prior to the installation of any external lighting a "lighting design strategy for biodiversity" for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for badgers and 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;
- b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.
- c) Details of the types of lighting to be used including their fittings, illumination levels and spread of light

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.

**GROUND:**

In order to limit the impact upon protected species that may be present, in accordance with the National Planning Policy Framework.”

**326. A04 - F/TH/18/0317 - LAND REAR OF 10 FREEMANS ROAD, RAMSGATE**

PROPOSAL: Erection of 1no. 3- bed bungalow

It was proposed by the Vice Chairman, seconded by Councillor Taylor 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 drawings numbered:  
07, 08 and 09 received 05/03/18 and 11 Revision A received 05/04/18

**GROUND:**

To secure the proper development of the area.

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



4 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

GROUND:

In order to prevent an increased risk of pollution to the water environment in accordance with the NPPF.

5 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, unless otherwise agreed in writing by the Local Planning Authority. The area agreed shall thereafter be maintained for that purpose.

GROUND:

To minimise the potential for on-street parking and thereby safeguard the interest of safety and convenience of road users.

6 Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.

GROUND:

In the interests of highway safety.

7 Prior to the first occupation of the dwelling hereby permitted pedestrian visibility splays of 2 metres by 2 metres 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 interests of the safety of persons using the access and users of the highway.

8 No further alterations to the roof of the dwelling, approved by Class B of Part One 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:

In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF.

9 The boundary walls and fences shall be erected, as shown on drawing numbered 11 Revision A (received 05/04/18) in accordance with the approved details prior to the occupation of the dwelling.

GROUND:

In the interests of the residential amenities in accordance with the NPPF.”

**327. A05 - F/TH/18/0347 - 12 ST JOHNS CRESCENT, RAMSGATE**

PROPOSAL: Change of use of ground floor from retail (Use Class A1) to 1No 1 bedroom flat together with alterations to fenestration, replacement roof tiles and hung tiles

It was proposed by the Vice Chairman, seconded by Councillor Taylor 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, drawing numbered 03 dated 12th March 2018.

GROUND:

To secure the proper development of the area.”

**328. UPDATE ON APPEAL DECISIONS**

Members agreed to note the report.

**329. OL/TH/16/1416 – LAND ADJOINING 1 CHILTON LANE AND CANTERBURY ROAD EAST, RAMSGATE**

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

“Members confirm that planning permission be deferred to officers for approval subject to securing a legal agreement for the provision of financial contributions as set out in the report and conditions outlined at Annex 1, including the provision of an affordable housing financial contribution in lieu of on-site affordable housing provision, as outlined in this report.”

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

**330. OL/TH/16/0376 – LAND REAR OF 2-28 KINGSTON AVENUE, MARGATE**

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

“Members approve the planning application subject to submission and approval of a legal agreement securing the financial contributions as stated, along with the reduced level of affordable housing provision.”

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

Meeting concluded : 7.55 pm