

Planning Committee

Minutes of the meeting held on 26 February 2019 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, Matterface, D Saunders, Taylor and Tomlinson

In

Attendance: Councillor M. Saunders, Shonk and Wright

431. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor J Fairbrass and Councillor Fenner for whom Councillor Campbell was present.

432. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

433. **SCHEDULE OF PLANNING APPLICATIONS**

(a) **D01 - OL/TH/18/0261 - Land On South Side Of Manston Court Road And West Side Of Haine Road, Ramsgate**

PROPOSAL: Outline application for a mixed development of up to 900 dwellings together with a mix of use classes A1 (retail) A2 (Financial and professional services) A3 (restaurants and cafe) A4 (drinking establishments) A5 (hot food takeaways) B1 (business) C1 (Hotel) D1 (non-residential institution) D2 (assembly and leisure) and a two form entry primary school, together with ancillary and associated development including new and enhanced pedestrian / cycle routes and open spaces, car parking and vehicular access with all matters reserved except for access

Speaking in favour of the application was Mr Hersheson.

Speaking raising points of concern was Mrs Belsey.

Speaking under council procedure rule 20.1 was Councillor Wright.

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

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

‘DEFER AND DELEGATE to officers for approval subject to the receipt of a legal agreement containing the planning obligations as detailed in the Heads of Terms, and the following conditions:

1 Approval of the details of the layout, scale, appearance of any buildings to be erected and the landscaping (hereinafter called 'the reserved matters') for each phase of the

development shall be obtained from the Local Planning Authority in writing before the relevant phase of the development is commenced. The phase shall thereafter be developed in accordance with the approved details.

GROUND: As no such details have been submitted in respect of these matters as the application is in outline. In accordance with Section 92 of the Town and Country Planning Act 1990.

2 Any application for approval of the reserved matters for the first phase of the development shall be made in writing (and accompanied by sufficient plans and particulars as specified by condition 4) to the Local Planning Authority before the expiration of 3 years from the date of this permission. Any application for approval of the reserved matters for any remaining phases shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission.

GROUND: In accordance with Section 92 of the Town and Country Planning Act 1990.

3 Each phase of the development shall be begun within two years of the date of approval of the final reserved matters to be approved for that phase.

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

4 The reserved matters submitted in accordance with Condition 1 in respect of each phase shall include the following details in respect of that phase to the extent that they are relevant to the reserved matters application in question:-

Layout

- The layout of routes, buildings and spaces;
- The block form and organisation of all buildings;
- The locations and plan form of non-residential buildings;
- The distribution of market and affordable dwellings within that phase including a schedule of dwelling size (by number of bedrooms and floorspace);
- The location of dwellings designed to seek to meet the Local Planning Authority's Accessible and Adaptable Accommodation;
- Full details of the approach to cycle parking including the location, distribution, types of rack, spacing and any secure or non-secure structures associated with the storage of cycles and the location and form of open areas;
- The extent and layout of public open spaces and play space within the phase.
- Full details of measures to prevent the discharge of surface water onto the highway.
- Details of surface water drainage capable of accommodating for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm. This should be demonstrated within an outline site wide drainage strategy, supported by appropriate ground investigation and calculations.

Scale and Appearance

Scale, form and appearance of the architecture within each phase, including frontage design and public / private realm definition and boundary treatments.

Landscaping

The landscape design and specification of hard and soft landscape works within each phase, including details surveys of all trees, shrubs and hedges in that phase, giving details of all trees having a trunk diameter of 75mm or more to include species type, spread of crown, height, diameter of trunk and condition assessment, details of existing trees, shrubs and hedges to be retained and details of new trees, shrubs, hedges and grassed areas to be planted, together with details of the species and method of planting to be adopted, details of walls, fences, other means of enclosure proposed. Any such details shall be accompanied by the Landscape Management Plan and Open Space Specification for that phase.

Each phase of the development shall be constructed and laid out in accordance with those details submitted to and approved in writing by the Local Planning Authority.

GROUND: In the interests of achieving sustainable development, in accordance with Thanet Local Plan Policy D1, and the principles within the National Planning Policy Framework.

5 Any reserved matters applications submitted pursuant to this outline application shall accord with the principles and parameter of the following Parameter Plans received by the Local Planning Authority on the 12th November 2018 (including any text set out on those Plans to illustrate the development principles):-

Land Use Parameter Plan - WV001-AHR-S0-ZZ-DR-A-92-003 Rev P20;
 Densities Parameter Plan - WV001-AHR-S0-ZZ-DR-A-92-007 Rev P07;
 Heights Parameter Plan - WV001-AHR-S0-ZZ-DR-A-92-008 Rev P07;
 Access Parameter Plan - WV001-AHR-S0-ZZ-DR-A-92-011 Rev P09

GROUND: For the avoidance of doubt, so as to ensure that any development is in accordance with and within the parameters of that assessed by the Local Planning Authority for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and in the interest of achieving sustainable development, in accordance with Thanet Local Plan Policy D1, and the principles with the National Planning Policy Framework.

6 The phasing of the development shall not be carried out other than in accordance with the approved Phasing Parameter Plan numbered WV001-AHR-S0-ZZ-DR-A-92-005 Rev P07 and received on 12th November 2018 subject to any revisions to the approved phasing plan submitted and approved in writing by the Local Planning Authority pursuant to this condition. This condition does not prevent the construction periods of any phase running concurrently with other phases.

GROUND: To secure the programming and phasing of, and an orderly pattern to the development in accordance with the phasing arrangements that have been assessed.

7 The development hereby approved shall be carried out in accordance with the approved plans received 12th November 2018:
 o Site Access Locations - 162349_A07 Rev B;
 o Site Access Haine Road / New Haine Roundabout - 162349_A10;

- o Western Access - 162349_A12 Rev A;
- o Masterplan and Site Access Junctions - 162349/SK_1000 Rev H;
- o Site Access Junctions - 162349_A13 Rev C;
- o Priority Controlled Access Junction - 162349_A18;
- o Priority Controlled Access Junction - 162349_A19;
- o Priority Controlled Access Junction - 162349_A20;
- o Priority Controlled Access Junction - 162349_A21;
- o Proposed Roundabout at Star Lane Link Option 2 - 162439_A22; S

GROUND: To secure the proper development hereby approved and in the interests of highway safety and providing adequate safe highways infrastructure and capacity in accordance with Thanet Local Plan Policy TR3.

8 Prior to the commencement of each phase, or part thereof, an Open Space Specification for the phase shall be submitted to and approved in writing by the Local Planning Authority. The Open Space Specification shall:

- Identify the location and extent of the main areas of formal and informal open space to be provided which shall accord with the details submitted under condition 1;
- Outline the local play space to be provided, the proposed distribution of play areas and a detailed specification for any equipped play areas to be provided. Such play space shall be provided at a rate of at least 0.7 hectares per 1000 population (criteria as stated in Thanet Local Plan 2006 Policy SR5) of which at least 36% shall be equipped play area in accordance with the Local Planning Authority's Supplementary Planning Document "Planning Obligations and Developer Contributions - April 2010
- Identify how the relevant areas of public open space and play areas are to be laid out, paved, planted or equipped; and
- Include the proposed programme for delivery of all landscaped, open space and play space in the phase linked to the occupation of dwellings within the phase. The proposed programme shall ensure that (where applicable in relation to the plans submitted in accordance with condition 1) at least one area of open space and at least one area of local play space / equipped play area within the phase are provided and available for use prior to the occupation of any dwellings in the phase.

The landscaped areas, open space and play space in that phase shall be laid out and implemented in accordance with the agreed timetable and shall be permanently retained thereafter in accordance with the approved Open Space Specification for that phase and used for and made available for public amenity and play space purposes only.

GROUND: In the interests of the visual amenities of the area and to adequately integrate the development into the environment, and provide local play space, in accordance with Policies D1, D2 and SR5 of the Thanet Local Plan and guidance within the National Planning Policy Framework.

9 Prior to the commencement of each phase, or part thereof, a Landscape Management Plan for the phase in question shall be submitted to and approved in writing by the Local Planning Authority for all landscaped, open space and play areas identified in the Open Space Specification for the phase which shall include long term design objectives, details of who it to have ongoing management responsibilities for the area and how those arrangements will be

secured in perpetuity and annual maintenance schedules for all landscaped, open space and play areas within the phase.

The approved Landscape Management Plan for each phase shall be implemented and adhered to as approved subject to any minor revisions thereto as may be approved in writing by the Local Planning Authority. The public open spaces in that phase shall be permanently retained and maintained thereafter in accordance with the approved Landscape Management Plan for that phase and used for an made available as public open space for public amenity purposes only.

GROUND: In the interests of the visual amenities of the area and to adequately integrate the development into the environment, and provide local play space, in accordance with Policies D1, D2 and SR5 of the Thanet Local Plan and guidance within the National Planning Policy Framework.

10 a) No development shall take place until the applicant, or their agents or successors in title, has submitted to and obtained the approval of the Local Planning Authority to a site wide Archaeological Framework Strategy , specification and programme of archaeological mitigation identifying the requirements associated with each phase of the development, including areas for preservation in situ and areas for archaeological fieldwork;

b) Thereafter, no development shall take place on each phase of the development unless or until the applicant or their agents or successors in title has secured the implementation in accordance with details approved pursuant to 9a above, of:

Any further archaeological field evaluation works for the phase in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority; and

Following on from the evaluation, and to the extent that the work carried out pursuant to 9b(i) identified archaeological deposits any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in respect of that phase including arranging for the development archive to be deposited in a suitable museum or similar repository in accordance with a specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Following on from the completion of the fieldwork for that phase, a site wide programme of post excavation and publication in accordance with a specification and timetable agreed with KCC Archaeology.

GROUND: To ensure that due regard is had to the preservation in situ of important archaeological remains in accordance with advice in the National Planning Policy Framework.

11 No development shall take place on each phase of the development, or part thereof, until temporary fencing has been erected in a manner to be agreed with the Local Planning Authority, around the archaeologically sensitive zones (if any) within that phase as identifies pursuant to the evaluation carried out per 9b) above which (if required pursuant to the approved scheme) shall be followed by a long term demarcation of the archaeologically sensitive area in accordance with details and a timetable agreed with the Local Planning Authority. The temporary fencing shall be retained for the duration of the construction works in

that phase, or part thereof. No works shall take place within the area inside the fencing without the consent of the Local Planning Authority.

GROUND: To ensure that due regard is has to the preservation in situ of important archaeological remains in accordance with Thanet Local Plan Policy HE12 and the advice contained within the National Planning Policy Framework.

12 No development shall take place until the details required by condition 1, demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout. This information shall be presented with an outline site wide drainage strategy supported by appropriate ground investigation and calculations.

GROUND: To ensure the development is served by satisfactory arrangements for the disposal of surface water and they are incorporated into the proposed layouts.

13 No development shall begin until a phasing plan for the site wide surface water drainage strategy has been submitted to, and approved in writing by, the Local Planning Authority, which demonstrates the provision of the drainage network to serve any given phase prior to occupation of any dwelling within that phase. The phasing plan shall indicate and provide details of:

Any strategic provision of surface water drainage required across phases

Any temporary works requirement associated with the construction of the surface water drainage.

GROUND: To ensure the development is served by satisfactory arrangements for the disposal of surface water and that they are incorporated into the proposed layouts.

14 Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site, compliant with the site wide drainage strategy provision, 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 without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

GROUND: to ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

15 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 surface water drainage systems, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable modelled 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, topographical survey of 'as constructed' features; and an operation and maintenance manual for the sustainable drainage scheme as constructed.

GROUND: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

16 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 information is submitted to demonstrate to the LPA'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.

GROUND: To protect vulnerable groundwater resources and ensure compliance with the NPPF.

17 Prior to the commencement of each phase or part thereof, details of the proposed water and sewerage infrastructure shall be submitted to, and approved in writing by, the Local Planning Authority. The development within that phase shall not be occupied unless and until the approved scheme has been implemented. The phase shall be developed and thereafter maintained in accordance with the approved details.

GROUND: To prevent pollution and risk of flooding in accordance with Thanet Local Plan Policy EP13 and paragraphs 163 and 165 of the NPPF.

18 Prior to the commencement of each phase or part thereof, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Plan Authority:

- A preliminary risk assessment which has identified
 - All previous uses
 - Potential contaminants associated with the uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from the contamination of the site.

A site investigation scheme based on (a) to provide information for a detailed assessment of the risks to all receptors that may be affected including those off site.

The results of the site investigation and the detailed risk assessment referred to in (b) and based on these an option appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy (c) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

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.

19 No occupation of any part of the relevant phase shall take place until a verification report demonstrating completion of the works set out in the approved remediation has been 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 a long term monitoring and maintenance plan for longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified by the verification plan as necessary, and for the reporting of this to the Local Planning Authority. The development shall be carried out in accordance with any long term monitoring and maintenance plan approved by the Local Planning Authority pursuant to this condition.

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.

20 If, during development of any phase, significant contamination is suspected or found to be present at the site, then any development of the phase in question shall cease until such time as this contamination has been fully addressed, an appropriate remediation scheme has been agreed with the Local Planning Authority and the approved works have been implemented so as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

GROUND: To ensure that the proposed 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 National Planning Policy Framework.

21 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include details of any proposed roads (and identify which roads are to be offered for adoption), including provision of communal on street parking to accommodate likely demand from school pick up and drop off activity where appropriate, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, accesses, carriageway gradients, driveway gradients and street furniture in that phase. The phase shall be laid out and constructed in accordance with those details as submitted to, and approved by, the Local Planning Authority prior to occupation of any part of the development within that phase and thereafter retained.

GROUND: In the interests of highway safety and to ensure the proper development of the site without prejudice to the amenities of the occupants.

22 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include details of the areas reserved for vehicle loading and unloading, vehicular parking spaces and/or garages, electric vehicle charging points, and manoeuvring and turning facilities in that phase, which shall be provided in accordance with standards to be agreed with the Local Planning Authority. Such facilities as approved shall be constructed and made available for use prior to the occupation of the unit for which they are provided to meet relevant parking and layout standards, and thereafter shall be retained for their approved purpose.

GROUND: In the interests of highway safety and traffic flow, in accordance with Thanet Local Plan Policy TR16.

23 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include the provision of adequate secure covered cycle parking facilities within that phase, in accordance with standards to be agreed with the Local Planning Authority. Such facilities as approved shall be made available for use prior to the occupation of the unit for which they are provided to meet relevant parking and layout standards, and thereafter shall be retained for their approved purpose.

GROUND: In the interests of highway safety and to facilitate the use of alternative means of transport, in accordance with Thanet Local Plan Policy TR12.

24 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include the vehicular and pedestrian sightlines for all new junctions and accesses for that phase in accordance with details and standards to be agreed with the Local Planning Authority. No dwelling or non-residential floorspace forming part of the relevant phase shall be occupied until all relevant junctions and access roads serving that dwelling or floorspace (and linking it to the adopted highway) including the approved sightlines have been provided in accordance with the approved details. They shall thereafter be retained free from obstruction.

GROUND: In the interests of highway safety.

25 Details pursuant to condition 1 above shall include the provision of means and routes of access for pedestrians and cyclists within each phase of the development to and from the surrounding footway and cycleway network. No building within that phase shall be occupied until all such routes and means of access within the phase serving that building are constructed and ready for use and thereafter shall be retained for their approved purpose.

GROUND: In the interests of highway safety and to facilitate the use of alternative means of transport, in accordance with Thanet Local Plan Policies TR11 and TR12.

26 No development shall take place on any phase of the development until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority for that phase. The approved Statement shall be adhered to throughout the construction period of that phase. The Statement shall provide for and include in respect of that phase:

- The parking of vehicles of site operatives and visitors

- Construction vehicle loading/unloading, turning facilities and access routes/arrangements
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities and their use
- Measures to control the emission of dust and first during construction and a scheme for recycling / disposing of waste resulting from construction works
- A Construction Environment Management Plan, including hours of construction working, measures to control noise for nearby residents, lighting control measures, pollution incident control and site contact details in case of complaints.

GROUND: In the interest of highway safety.

27 No development shall take place until a Highways Work Phasing Plan, outlining the point at which each mitigation element outlined and the new link road through the site, associated access points and footways will be completed and operational, has been submitted to and approved, in writing by the Local Planning Authority in consultation with the Local Highways Authority. The works shall be carried out in accordance with the agreed phasing plan including the timings for the provision of each respective element of infrastructure.

GROUND: In the interests of highway safety and traffic flow, to ensure the sufficient highways infrastructure is provided to serve the development in accordance with Thanet Local Plan Policy TR3.

28 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include the final route, specification, geometry and waiting restrictions of the link road through the site (as identified in the Thanet Transport Strategy) . All submitted details shall substantially accord with the geometrical layout shown on drawing WV00-AHR-S0-ZZ-DR-A-92-011 received on the 12th November 2019. The link road and associated footway/cycleways, and signalised junctions (which shall be shown) should be provided to an acceptable local distributor standard in accordance with the most up to date revision of the Kent Design Guide. These works shall be implemented and operational in accordance with the timings with the Highway Works Phasing Plan.

GROUND: In the interests of highway safety and providing adequate highways infrastructure capacity in accordance with Thanet Local Plan Policy TR3 and Draft Local Plan Policy SP18 and SP47.

29 Details pursuant to condition 1, for phases PH1A, PH1B and PH2 (as shown on drawing WV00-AHR-S0-ZZ-A-92-005) shall include a pedestrian footway adjacent to Haine Road.

GROUND: In the interests of highway safety and and to facilitate the use of alternative means of transport, in accordance with Thanet Local Plan Policy TR12.

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

Ground: In the interests of highway safety.

31 Details pursuant to condition 1 shall substantially accord with the geometric layouts as those approved in condition 7. These works shall be implemented and operational in accordance with the timings within the Highways Work Phasing Plan in condition 27.

GROUND: In the interests of highway safety and traffic flow in accordance with Thanet Local plan Policy D1 and TR3.

32 No more than 90% of the dwellings within each phase shall be occupied until all carriageways, footways, shared surfaces, footpaths and cycleways serving that phase have been completed with final surfacing, unless the road is an identified construction route in which case the final surfacing shall be completed within 1 month following the cessation of use of that road as a construction route.

GROUND: In the interests of highway safety and to ensure the proper development of the site without prejudice to the amenities of the occupants in accordance with Thanet Local Plan Policy D1.

33 Details pursuant to condition 1 in respect of each phase of the development, shall demonstrate safe emergency access to the satisfaction of the Local Highway Authority and Fire Rescue Service.

GROUND: In the interests of safe access in new development in accordance with Thanet Local Plan Policy D1 and paragraph 127 of the National Planning Policy Framework.

34 Prior to the first occupation of any dwelling within a phase of the development, or part thereof, an air quality emissions statement that provides details of how the air quality damage costs, as calculated within the emissions mitigation assessment (dated 16th April 2018), are to be used or have been used to achieve quality improvements within that phase of the approved development, shall be submitted to and approved in writing by the Local Planning Authority. The details within each individual statement shall be carried out in accordance with the approved details.

GROUND: In the interests of ensuring appropriate air quality in accordance with EP5 of the Thanet Local Plan and paragraph 18 of the NPPF.

35 Prior to the erection or installation of any extraction system at each phase of the development, 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.

GROUND: In the interest of air quality and amenity in accordance with EP5 of the Thanet Local Plan and paragraph 18 of the NPPF.

36 Details pursuant to condition 1, shall show how the provision of 1 Electric Vehicle Charging point per residential property with dedicated parking and 1 in 10 of all non allocated

parking has been accommodated within the layout of each respective phase. These shall be installed to the specification within Thanet Air Quality Technical Planning Guidance 2016.

GROUND: In the interest of air quality and amenity in accordance with EP5 of the Thanet Local Plan and paragraph 18 of the NPPF.

37 Details pursuant to condition 1, shall identify a minimum of 10% of housing to be built in compliance with building regulations part M4(2) for each respective phase and 9 units within the affordable on site provision across the development to be built in compliance with building regulations part M4(3).

GROUND: In accordance with policy QD05 of the draft Local Plan.

38 Prior to the commencement of each phase, or part thereof, an Ecological Design Strategy, addressing ecological enhancement of the site shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Design Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed works;
- b) Review of site potential and constraints
- c) Detailed design(s) and/or working method(s) to achieve stated objectives;
- d) Extent and location/area of proposed works on appropriate scale maps and plans;
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) Persons responsible for implementing the works; and
- h) Details of initial aftercare and long term maintenance and management.

The Ecological Design Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

GROUND: In the interests of preserving and enhancing biodiversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies D1 and D2 of the Thanet Local Plan and the National Planning Policy Framework.

39 Prior to the commencement of each phase, or part thereof, 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 lighting columns, the extent/levels of illumination over the site and on adjacent land and measures to contain light within the curtilage of the site. The development shall be implemented in accordance with the approved scheme and thereafter maintained as agreed.

GROUND: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with policy D1 of the Thanet Local Plan and the NPPF.

40 Details pursuant to condition 1, insofar as they relate to each phase of development, shall include an explanation of how the proposed layout meets Secure by Design, in accordance with advice received from Kent Police.

GROUND: To ensure the proper development of the site without prejudice to the amenities of the occupants.

41 No phase of the development shall commence until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted in that phase have been submitted to, and approved in writing by, the Local Planning Authority. The phase shall be carried out using the approved materials.

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

42 No less than 85% of the total number of open market dwellings within the development hereby approved 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.

43 The development shall provide for not more than 900 dwellings (including 50 specialised units) and the gross floor space provision across the development for other purposes shall not exceed that stated below:

Primary School - 2.05 hectare site/ up to 2 form entry

Commercial Centre - 4,900 m² Gross internal floor area (comprising use classes A3(restaurants and cafe) A4 (drinking establishments) A5 (hot food takeaways) B1 (business) C1 (Hotel), D2 (assembly and leisure)),

Local Centre - 1,400 m² Gross internal floor area (comprising use classes A1 (retail) A2 (Financial and professional services) A3 (restaurants and cafe) and D1 (non residential institution))

GROUND: In the interest of certainty as to what is permitted so as to ensure that the development as constructed falls within the parameters of the application.

44 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.”

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

Meeting concluded : 8.15pm