

Planning Committee

Minutes of the meeting held on 21 August 2019 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Michael Tomlinson (Chairman); Councillors Coleman-Cooke, Albon, J Bayford, Duckworth, Garner, Hart, Keen, Stevens, Taylor and Campbell

In Attendance: Councillor Wright

481. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Dennis, Huxley and Hopkinson for whom Councillors Rusiecki, Campbell and Currie were present. Apologies were also received from Councillor Towing.

482. DECLARATIONS OF INTEREST

There were no declarations of interest.

483. MINUTES OF PREVIOUS MEETING

Councillor Albon proposed, the Vice Chairman seconded and Members AGREED that the minutes of the Planning Committee held on 17 July 2019 be approved and signed by the Chairman.

484. SCHEDULE OF PLANNING APPLICATIONS

485. A01 - L/TH/19/0674 - QUAY EDGE, CROSSWALL AND WEST PIER, RAMSGATE HARBOUR, MILITARY ROAD, RAMSGATE

PROPOSAL: Application for Listed Building Consent for the installation of quayside railings

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

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 3608_501, 3608_503 and the Design, Access and Heritage, Statement received 17 May 2019 and 3608_504, received 28 May 2019.

GROUND;

To secure the proper development of the area.”

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

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

That the application be REFUSED for the following reason:

The proposed development, by virtue of design and location of the railings, and the enclosure of the Grade II* Listed structure, would result in harm to the significance of the designated heritage asset, not outweighed by public benefits, contrary to paragraph 196 of the National Planning Policy Framework.

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

486. A02 - FH/TH/19/0803 - 9 EDMANSON AVENUE, MARGATE

PROPOSAL: Erection of a single storey rear extension following part demolition of existing conservatory and extension, together with alterations to roof to facilitate loft conversion and insertion of velux windows to front, rear and both side elevations

It was proposed by Councillor Campbell, seconded by Councillor Rusiecki 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 19/394/JG/PL01 Rev A received 24 July 2019.

GROUND;

To secure the proper development of the area.”

487. D03 - F/TH/19/0364 - LAND WEST OF FARLEY ROAD, MARGATE

PROPOSAL: Erection of 8No 3bed detached dwellings with parking and associated works

Speaking in favour of the application was Mr Brown.

Speaking raising points of concern was Mr Dickman.

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 03-G, received 9th August 2019; the revised drawings numbered 04-C, 05-C, 06-C, 10-A, 07-C, and 08-C, received 30th May 2019; and plan numbered 09-A, received 19 March 2019.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of development hereby permitted, details of the measures to be undertaken to protect the public water supply main 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:

To protect the public water supply, in accordance with the NPPF.

4 No works shall take place (including site clearance and levelling) until the Precautionary Mitigation Strategy outlined in the submitted Ecological Appraisal and Precautionary Reptile Mitigation; Calumma; 14th May 2019; paragraph 7.3 has been implemented. On completion of the works a letter from the ecologist shall be submitted to, and approved in writing by the Local Planning Authority, confirming that the reptile precautionary mitigation strategy has been implemented.

GROUND:

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

5 Prior to the first occupation of the development hereby approved, 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 include the provision of at least 36no. new trees, and hedge planting to both the eastern and western boundaries, as shown on plan numbered 03-G;
- the treatment proposed for all hard surfaced areas beyond the limits of the highway, in accordance with plan numbered 03-G;
- walls, fences, and other means of enclosure, to include the new fencing and gate along the southern boundary adjoining the receptor site;
- details of external lighting;
- ecological enhancements as identified within the submitted management plan and ecological report.

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.

6 Prior to the commencement of development hereby permitted, a "bat sensitive lighting plan" for the site boundaries shall be 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 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 (including details of light spill which shall not exceed 1LUX on and outside the red line boundary of the site).

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

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

GROUND:

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

8 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:

To Protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

9 The reptile receptor site shall be managed and maintained in accordance with the Management Plan (White Horse Ecology), dated 10th April 2018.

GROUND:

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

10 Prior to the first occupation of the development, the area shown on plan numbered 03-G for the parking and manoeuvring of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

GROUND:

Development without adequate provision for the parking or turning of vehicles 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.

11 Prior to the commencement of work on site the provision of construction vehicle loading/unloading, turning facilities and parking facilities for site personnel and visitors should be submitted to and approved in writing by the local planning authority. This should be provided for the duration of construction

GROUND:

In the interests of highway safety.

12 Prior to the first occupation of the development hereby permitted, the vehicular access as shown on plan numbered 03-G shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

13 Prior to the commencement of any development on site (including site clearance and levelling), details to include the following shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(a) Routing of construction and delivery vehicles to / from site, including entry points to the site

- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures

GROUND:

In the interests of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

14 Prior to 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 .

GROUND:

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

15 No further extensions or alterations, whether approved by Class A, B, or C of 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.

16 Prior to the first occupation of the development hereby permitted, the refuse collection point, as shown on plan numbered 03-G, shall be provided and thereafter maintained.

GROUND:

In the interests of living conditions for future occupiers, in accordance with Policy D1 of the Thanet Local Plan, and the NPPF.

17 The development hereby permitted shall be constructed at the land levels as shown on the approved section plans, numbered 07-C and 08-C.

GROUND:

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

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

488. D04 - F/TH/19/0337 - 4 WALNUT TREE COTTAGES, COLDSWOOD ROAD, MANSTON

PROPOSAL: Change of use of existing garage to 3-bed dwelling together with single storey side extension and alterations to roof

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

“That the application be DEFERRED AND DELEGATED to officers for approval 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 A1/102 received 1 April 2019.

GROUND;

To secure the proper development of the area.

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

GROUND;

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

4 The area shown on the approved plan numbered A1/102 for vehicle parking and manoeuvring 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 vehicles 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 dwelling hereby approved the 1.8 metre high fence, forming the common boundary with the host dwelling within the rear garden, shall be erected in the location shown on approved drawing numbered 1A/102 and thereafter retained for that purpose.

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.”

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

Meeting concluded : 8.15 pm