

Planning Committee

Minutes of the meeting held on 18 December 2019 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Michael Tomlinson (Chairman); Councillors Coleman-Cooke, Albon, Currie, Dennis, Duckworth, Garner, Hart, Keen, Scott, Scobie, Taylor and Wright

In

Attendance: Councillors Campbell, Savage, Towing and Wing.

521. APOLOGIES FOR ABSENCE

Apologies were received from Councillor J Bayford for whom Councillor Moore was present.

522. DECLARATIONS OF INTEREST

Councillor Wright declared an interest in agenda item 5d) The Waves Hotel At 2 Hengist Road, Birchington.

523. MINUTES OF PREVIOUS MEETING

Councillor Albon proposed, the Vice Chairman seconded and Members AGREED that the minutes of the Planning Committee held on 20 November 2019 be approved and signed by the Chairman.

524. F/TH/19/0925 - LAND ADJACENT FORMER PRIMROSE COTTAGE, WAYBOROUGH HILL, MINSTER

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

3.1 Members approve the application in accordance with the officer recommendation.

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

525. SCHEDULE OF PLANNING APPLICATIONS

526. A01 - F/TH/19/0215 - LAND SOUTH OF LAUNDRY ROAD, MINSTER, RAMSGATE

PROPOSAL: Erection of a coffee shop with drive-through (use class A1/A3) with associated parking, servicing and landscaping.

Speaking in favour of the application was Mr Harvey.

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 plan numbered 3812/P002a, received 14th May 2019; revised plan numbered 3812/P200 Rev A, received 29 November 2019; additional plan numbered 3670-08, received 18 November 2019; and plan numbered 3812/P100, received 21 February 2019.

GROUND:

To secure the proper development of the area.

3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

- (i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority;
- (ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable 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.

4 No development shall take place until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

To ensure that due regard is had to the preservation in situ of important archaeological remains.

5 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use

and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

6 Piling or any other foundation designs using penetrative methods shall not be 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 by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that the development does not contribute to, unacceptable levels of water pollution caused by mobilised materials in line with paragraph 170 of the National Planning Policy Framework.

7 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

8 There shall be no servicing of the building, no goods shall be loaded or deposited and no delivery vehicles shall arrive, depart, be loaded or unloaded, within the application site before 07:00 or after 19:00 hours Mondays to Fridays; before 08:00 or after 18:00 hours on Saturdays; or before 09:00 or after 18:00 hours on Sundays or Bank Holidays.

GROUND:

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

9 The use of the premises hereby approved shall not be used other than between the hours of 05:00 and 23:00 on any given day.

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.

10 Prior to the first use of the development hereby permitted, electric vehicle charging points shall be installed within the carpark at a ratio of one charging point per ten parking spaces. Prior to the installation of the charging points details of their location and design shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall thereafter be maintained.

GROUND:

To reduce harm to the environment in accordance with paragraph 110 of the NPPF.

11 Prior to the first use of the coffee shop hereby permitted, the noise level of the Order Point speaker/s at 0.5 metres shall be limited to no more than 82 dB LAmax. This shall be commissioned by a suitably qualified acoustic consultant, with a report submitted to and approved in writing by the Local Planning Authority, which details how this noise level has been met, and which includes a management method for ongoing maintenance of this noise level limit. The Order Point speaker facility shall be operated and maintained in accordance with the management and maintenance report.

GROUND:

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

12 Prior to the first occupation of the development 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. This shall include block paved parking spaces and footways, as agreed by the agent in correspondence received 19th June 2019.
- 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.

13 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

14 Prior to the commencement of development hereby permitted (including vegetation clearance), a detailed precautionary mitigation strategy for Hedgehogs and Badgers shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include (but is not limited to) the following:

- A pre-checks methodology, including timings and the responsible person to check for Hedgehogs and evidence of Badgers;
- A methodology to clear vegetation;
- Timing of the proposed strategy with development works.

Development shall be carried out in accordance with the mitigation strategy as approved.

GROUND:

To protect and enhance biodiversity, in accordance with paragraph 174 of the NPPF.

15 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (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.

16 The construction of the development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND:

In the interests of highway safety.

17 The area shown on the approved plan numbered 3812/P002a 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 use of the development 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.

18 Prior to the first use of the development hereby approved visibility splays of 43m x 2.4m x 43m shall be provided to the access on to Laundry Road as shown on the approved plan no with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interest of highway safety.

19 Prior to the first use of the development hereby permitted, pedestrian visibility splays of 1 metre by 15 metres behind the footway on both sides of the vehicular access, with no obstructions over 0.6m above footway level, shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

20 Prior to the first use of the development hereby permitted, the vehicular access and associated works, as shown on plan numbered 3812/P002a, shall be completed.

GROUND:

In the interests of highway safety.

21 Prior to the first use of the development hereby permitted, the widening of Laundry Road at the junction with Tothill Street, as shown on plan numbered 3670-08, shall be completed.

GROUND:

In the interests of highway safety.

22 Prior to the first use of the development hereby permitted, secure and covered cycle parking facilities shall be provided within the site at a ratio of 1 cycle parking space per 15 coffee shop seats (as a minimum). Details of the cycle parking shall be submitted to, and approved in writing by, the Local Planning Authority. The cycle parking spaces shall be installed in accordance with the approved details and thereafter maintained.

GROUND:

In the interests of sustainable forms of transport, in accordance with the NPPF.

23 Prior to the first use of the development hereby permitted, a solid timber fence, which shall be at a height that exceeds the height of the drive through speaker by 0.5m, shall be erected along the southern boundary of the site as shown on the approved plan numbered 3812/P002a, and thereafter maintained.

GROUND:

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

24 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 samples.

GROUND:

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

25 Prior to the commencement of development hereby permitted, an emissions mitigation assessment, in accordance with Thanet District Council's Air Quality Technical Planning Guidance, shall be submitted to and approved in writing by the Local Planning Authority. The emissions mitigation assessment shall include a damage cost assessment that uses the DEFRA emissions factor toolkit and should include details of mitigation to be included in the development which will reduce the emissions from the development during construction and when in operation. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect air quality, in accordance with the National Planning Policy Framework

26 The development hereby permitted shall be constructed at the level as shown on the approved plan numbered 3812/P200 Rev A.

GROUND:

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

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

527. A02 - FH/TH/19/1385 - 160 BEACON ROAD, BROADSTAIRS

PROPOSAL: Erection of a single storey rear extension following demolition of existing conservatory

It was proposed by Councillor Albon, seconded by the Vice Chairman 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 BR 190807 ISS-1 received 14/10/2019.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the rear extension 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”

528. R03 - F/TH/19/1327 - UNIT 4 PRINCES ROAD, RAMSGATE

PROPOSAL: Change of use from industrial unit (use class B1) to veterinary surgery (use class D1) together with alterations to roof, fenestration and associated parking

Speaking in favour of the application was Mr Dawson.

Speaking as ward councillor was Councillor Wing.

Speaking under council procedure rule 20.1 was Councillor Towing.

Speaking as town councillor was Councillor Campbell.

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

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

‘That the application be REFUSED for the following reason:

1 The site is located on the Princes Road Industrial Estate, Ramsgate. Policy EC12 of the Thanet Local Plan (June 2006) only permits employment uses falling within Use Classes B1, B2 and B8 on this Industrial Estate. The proposed use as a veterinary surgery does not fall within the permitted use classes for the Princes Road Industrial Estate and as such the proposal is contrary to the aims of policy EC12 of the Thanet Local Plan (June 2006).

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

Then, it was proposed by Councillor Albon and seconded by Councillor Moore:

“That the application be APPROVED subject to safeguarding conditions as identified by consultees, on the grounds that the economic and social benefits of the proposed use, including employment and provision of services in this location, outweigh the loss of the site for industrial use under Policy EC12 as an acceptable departure from that policy.”

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

529. R04 - F/TH/19/1005 - THE WAVES HOTEL AT 2 HENGIST ROAD, BIRCHINGTON

PROPOSAL: Erection of first floor extension to facilitate additional hotel accommodation

Councillor Wright left the Chamber.

Speaking raising points of concern was Mr Kramer.

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

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

‘That the application be REFUSED for the following reason:

1 The proposed development, by virtue of its design and positioning of the first floor flat roof extension in relation to the main building, would result in a prominent, incongruous and discordant extension that would detract from the existing form of this seafront building. The proposal would therefore be contrary to the aims of saved policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.

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

530. D05 - F/TH/19/0874 - ST HELENS POPLAR ROAD, BROADSTAIRS

PROPOSAL: Change of use from store room to studio flat

Councillor Wright returned to the Chamber.

Speaking raising points of concern was Mr Fishlock.

Speaking as ward councillor was Councillor Savage.

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

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

‘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 546-PP-05 and 546-PP-06 received 26 September 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 Hart and seconded by Councillor Albon:

“That the application be deferred to officers to seek amendments to the proposal to remove the side window facing over the car park, with the application being reported back to Members at a later committee following receipt of the amendments.”

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

531. D06 - OL/TH/19/0126 - 145 MONKTON ROAD, MINSTER

PROPOSAL: Outline application for the erection of 1no. detached 3-bed dwelling including access, appearance, layout and scale

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

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

‘That the application be deferred for approval subject to safeguarding conditions and receipt of legal agreement to secure SAMMs mitigation:

1 Approval of the details of 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 permitted shall be carried out in accordance with the following approved plans: Drwg No 145 001, 145 002, 145 003, 145 004A (in part) and 145 005A received 28/02/19 .

GROUND:

To secure the proper development of the area.

6 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 samples.

GROUND:

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

7 Prior to the first occupation of the dwelling hereby permitted, the first floor windows in the side elevations shall be fitted with obscure glass and made non opening (except for a top light no lower than 1.7m above finished floor level) and shall be retained as such at all times 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.

8 Prior to the first occupation of the dwelling hereby permitted, the area shown on the approved plan for the parking and manoeuvring of vehicles shall be laid out and made available for that purpose and shall be retained as such at all times thereafter.

GROUND:

In the interests of highway safety.

9 The area shown on the approved plan numbered 145 003 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 the amenity and in pursuance of policy D1 of the Thanet Local Plan.

10 Prior to the first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation hereby permitted is commenced or before the building is occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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.

11 Prior to occupation of the development hereby permitted an ecological enhancement plan, shall be submitted for approval in writing by the Local Planning Authority, detailing what ecological enhancements will be incorporated into the site. The plans must be incorporated into the site as detailed in the approved plan.

GROUND:

In the interests of nature conservation in accordance with the advice contained within the NPPF.”

532. **D07 - F/TH/19/1054 - ST NICHOLAS COURT FARM COURT ROAD, ST NICHOLAS AT WADE**

PROPOSAL: Erection 2No. 3 bed dwellings following removal of existing sheds, workshop/garage and summer house

Speaking in favour of the application was Mrs Scott.

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

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

‘That the application be DEFERRED AND DELEGATED to officers for approval subject to receipt of legal agreement to secure SAMMs mitigation and the following safeguarding 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 219/25-03, 219/2504, 219/25-05, 219/25/06, 219/25-07 and 219/27-08,

GROUND:

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved details 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

4 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, at St. Nicholas Court Farms Ltd, or a widow or widower of such a person, and to any resident dependants.

GROUND:

The site is not in an area intended for residential development, the close proximity to the agricultural holding would likely lead to material harm from noise and disturbance from agricultural activity if the occupiers of the dwellings approved were independent from the agricultural holding.

5 No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority.

This strategy will include the following components:

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, and potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. 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 in (3) are complete and identifying and requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

GROUND:

To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

6 Prior to any part of the development being occupied a verification report demonstrating the completion works set out in the approved remediation strategy 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.

GROUND:

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the NPPF.

7 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

8 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 Local Planning Authority'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 National Planning Policy Framework.

9 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 NPPF.

10 Prior to the first occupation of the development 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.

11 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”

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

Meeting concluded : 8.45pm