

Planning Committee

Minutes of the meeting held on 22 January 2020 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In Attendance: Councillors; Pat Moore, Ashbee and Fellows.

533. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Scott and Councillor Scobie.

534. DECLARATIONS OF INTEREST

There were no declarations of interest.

535. MINUTES OF PREVIOUS MEETING

Councillor Coleman-Cooke proposed, Councillor Taylor seconded and Members AGREED that the minutes of the Planning Committee held on 18 December 2019 be approved and signed by the Chairman.

536. SCHEDULE OF PLANNING APPLICATIONS

537. D04 - OL/TH/19/0409 - LAND REAR OF 96 TO 102 MONKTON STREET, MONKTON

PROPOSAL: Outline planning application for residential development of up to 49 dwellings including access.

Speaking in favour of the application was Ms Gibbs.

Speaking raising points of concern was Ms Johnston.

Speaking raising points of concern was Ms Dyas.

Speaking as Parish Councillor was Parish Councillor Ransom.

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 satisfactory completion of Section 106 agreement within six months of the date of this resolution securing the required planning

obligations as set out in the Heads of Terms and the following safeguarding 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 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 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 2 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 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 26th September 2019 (including any text set out on those Plans to illustrate the development principles):-

- PP001 Rev D - Land Use;
- PP02 Rev D - Movement and Access; and
- PP03 Rev D - Building heights

GROUND;

To ensure that any development is in accordance with and within the parameters of that assessed by the Local Planning Authority 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 Prior to the occupation of any part of the development hereby approved a Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority for all landscaped areas 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 areas.

The approved Landscape Management Plan 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.

7 Details to be submitted pursuant to condition 1 shall include the location and size of the affordable housing units, which shall include 1 no. unit designed to meet the Building Regulations standard in Part M4(3)

GROUND;

To ensure that the required level and type of affordable housing is provided in accordance with saved policy H14 of the Local Plan.

8 No less than 70% of the total number of dwellings constructed pursuant to this planning permission 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 saved policy H8 of the Local Plan.

9 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND;

To ensure that features of archaeological interest are properly examined and recorded

10 No development shall take place until details of the means of foul water disposal have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND;

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

11 No development shall commence until a detailed sustainable water drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The detailed drainage scheme shall be based upon the principles contained within the Flood Risk Assessment by Intermodal Transportation (March 2019) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate changed adjusted critical 100 year storm) can be accommodated and disposed 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 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 in accordance with the advice contained within the National Planning Policy Framework.

12 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.

13 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 the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable 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; and topographical survey of 'as constructed' features.

GROUND;

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

14 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.

15 Prior to the first installation of any external lighting, a detailed outdoor lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The 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 the National Planning Policy Framework and saved policy D1 of the Local Plan.

16 All ecological mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal Report and Reptile Survey as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to occupation of any part of the development.

GROUND;

To ensure that the measures considered necessary as part of the ecological impact assessment are carried out as specified to preserve ecology in accordance with Paragraph 170 of the National Planning Policy Framework.

17 Prior to the construction of any external surfaces of the development hereby approved, details of how the development will enhance biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with the installation of generous native planting where possible. The approved details shall be provided prior to the first occupation of the development hereby permitted and thereafter permanently retained.

GROUND;

To enhance biodiversity in accordance with Paragraph 170 of the National Planning Policy Framework.

18 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period and shall provide details of:

- i) the parking of vehicles for site operatives and visitors;
- ii) construction vehicle loading/unloading, turning facilities and access routes/arrangements;
- iii) loading and unloading of plant and materials;
- iv) storage of plant and materials used in constructing the development;
- v) wheel washing facilities and their use;
- vi) measures to control the emission of dust and dirt during construction including a scheme for recycling/disposing of waste resulting from construction works
- vii) a construction environmental management plan, including details of operation construction times, enclosures for noise emitting equipment, dust and waste management policy and construction site noise management including siting of stationary noisy or vibrating plant equipment.

GROUND;

To ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance with the National Planning Policy Framework paragraph 109 and in the interest of highway safety and amenity.

19 Prior to the first occupation of the development hereby permitted, a statement that provides details of how the air quality damage costs of £27,438 as calculated within the Emissions Mitigation Assessment Lustre 3030/MG/2-2019 dated February 2019, are to be used to achieve air quality

improvements listed in section 6.2 shall be 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 ensuring appropriate air quality in accordance with EP5 of the Thanet Local Plan and paragraph 181 of the NPPF.

20 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, which 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 181 of the NPPF.

21 Details pursuant to condition 1, shall identify a minimum of 10% of housing to be built in compliance with building regulations part M4(2)

GROUND;

To ensure that the type of housing complies with Policy H8 of the Thanet Local Plan 2006 and Policy QD05 of the emerging Thanet Local Plan

22 Details pursuant to condition 1 shall include an explanation of how the proposed layout would accord with Secured by Design principles, in accordance with advice received from Kent Police.

GROUND;

To promote public safety and security in accordance with Policy D1 of the Thanet Local Plan D1 and paragraph 95 of the National Planning Policy Framework.

23 Details pursuant to condition 1 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 development 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 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.

24 Details pursuant to condition 1, 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 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.

25 Details pursuant to condition 1, shall include the provision of adequate secure covered cycle parking facilities, 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.

26 Details pursuant to condition 1, shall include the vehicular and pedestrian sightlines for all new junctions and accesses in accordance with details and standards to be agreed with the Local Planning Authority. No dwelling 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.

27 Details pursuant to condition 1 above shall include the provision of means and routes of access for pedestrians and cyclists within the development to and from the surrounding footway and cycleway network. No dwelling shall be occupied until all such routes and means of access serving that dwelling 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.

28 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.

29 Prior to the first occupation of any of the units hereby approved the following works between a dwelling and the adopted highway shall be completed:

footways and/or footpath, with the exception of wearing course;
carriageway, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures if any.

In accordance with details to be submitted to and approved, in writing, by the Local Planning Authority.

GROUND;

In the interests of highway safety.

30 No development shall take place until completion of the highway alterations shown on drawing number IT1860/TS/02 Rev. 1 submitted on 13th December or amended as agreed with the Local Planning Authority has been carried out.

GROUND;

In the interests of highway safety.

31 Details pursuant to condition 1 above shall include a 2.5m high acoustic fence along the length of the proposed public parking spaces within the application site.

GROUND;

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

32 Details pursuant to condition 1 above shall include the provision of 10 car parking spaces for public use within the site access.

GROUND;

In the interest of parking amenity of existing residents and highways safety.

33 Prior to the first occupation of any dwelling hereby approved, the vehicular and pedestrian access to Monkton Street shall be completed in accordance with the approved plan and available for use.

GROUND;

In the interests of highways safety.'

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

Then, it was proposed by Councillor Albon and seconded by Councillor Hart that:

"The application be REFUSED. The proposal, by virtue of its location, would result in the loss of countryside and best and most versatile farm land, outside

of the identified urban confines in the current and emerging Thanet local plan, where the need for development does not outweigh the need to protect the countryside, and the harm resulting from the loss is not sufficiently outweighed by economic, social or environmental benefits, contrary to Policy CC1 of the Thanet Local Plan 2006, Policy SP21 of the Draft Local Plan and paragraph 170 of the National Planning Policy Framework.”

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

538. A01 - FH/TH/19/1400 - 14 SEVEN STONES DRIVE, BROADSTAIRS

PROPOSAL: Erection of two storey front extension with balcony, two storey and single storey side extensions together with erection of single storey rear extension, alterations to materials and additional off-street parking space.

Speaking in favour of the application was Mrs Rospo.

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 drawings numbered 19/416/JG/PL01, Rev A received 11/12/2019, 19/416/JG/PL02, Rev D received 17/12/2019 and, 19/416/JG/PL03, Rev B received 19/12/2019.

GROUND;

To secure the proper development of the area.

3 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.

4 The ensuite window to the masterbedroom of teh development hereby approved shall be provided and maintained with a cill height of not less than 1.73 metres above the finished internal floor level and obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent.

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.

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

539. R02 - F/TH/19/1335 - 2 BRIDGE ROAD, MARGATE

PROPOSAL: Part-retrospective application for the change of use from garage to a 2-bed dwelling together with the erection of bike and bin stores.

Speaking as Ward Councillor was Councillor Ashbee.

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 reasons:

1 The dwelling, by virtue of the small plot size, large set back from the highway, poor relationship with Bridge Road and dwellings contained therein, and the enclosed nature of the site, fails to respect the surrounding pattern of development and the character and appearance of the area, to the detriment of the visual amenities of the locality, contrary to the aims of saved policy D1 of the Thanet Local Plan and paragraphs 91, 127 and 130 of the National Planning Policy Framework.

2 The provision of the two bedroom dwelling, by virtue of its limited size, has resulted in an unacceptable standard of residential accommodation for occupiers and future occupiers of this site. The provision of this dwelling is therefore contrary to the aims of saved policy D1 of the Thanet Local Plan, draft policies QD03 and QD04 of the Draft Thanet Local Plan, the Nationally Described Space Standards and the aims of paragraphs 117 and 127 of the NPPF.

3 The proposed development will result in increased recreational pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to paragraphs 170, 176 and 177 of the NPPF and the Habitats Directive.’

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

540. R03 - FH/TH/19/1397 - 24 LININGTON ROAD, BIRCHINGTON

PROPOSAL: Erection of a two storey side extension.

Speaking in favour of the application was Mr Sinstadt.

Speaking as Ward Councillor was Councillor Fellows.

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 two storey side extension by virtue of its width, height, scale, design, siting and prominent corner location would result in an incongruous, dominant and visually intrusive form of development within the street scene, which would project significantly forward of the established building line of properties in Cornford Road and therefore out of keeping with the surrounding pattern of development, to the detriment of the character and appearance of the area, contrary to 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 LOST.

Then, it was proposed by Councillor Albon and seconded by Councillor Hart that:

“The application be APPROVED as it was felt that the development would not harm the character and appearance of the area.”

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

541. D05 - OL/TH/18/1213 - JENTEX ENGINEERING LTD, CANTERBURY ROAD WEST, RAMSGATE

PROPOSAL: Outline application for the erection of a 3-storey 61no. unit extra-care facility (C2 use class), 14No. single storey bungalows, 33No. 2-storey dwellings, and 8No. maisonettes, including access and scale, following removal of existing structures.

Speaking in favour of the application was Mr Morton.

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 satisfactory completion of Section 106 agreement within six months of the date of this resolution securing the required planning obligations as set out in the Heads of Terms, and the following safeguarding conditions::

1 Approval of the details of the layout 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 Details to be submitted in pursuant of Condition 1 above shall 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.

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, in accordance with the NPPF.

6 Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Drainage Strategy by Idom (April 2019) and 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):

o that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

o 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. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

7 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 the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of 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, in accordance with the NPPF.

8 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; and
- (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 NPPF.

9 No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified: - all previous uses - potential contaminants associated with those uses - a conceptual model of the site indicating sources, pathways and receptors - potentially unacceptable risks arising from contamination at the site.

2. 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 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 prevent pollution of controlled waters and comply with the National Planning Policy Framework (NPPF).

10 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of 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. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

GROUND:

To prevent pollution of controlled waters and comply with the National Planning Policy Framework (NPPF).

11 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained

written approval from the local planning authority. The remediation strategy shall be implemented as approved.

GROUND:

To prevent pollution of controlled waters and comply with the NPPF.

12 No development shall take place until a Source Protection Strategy detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development, both during and after its construction, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.

GROUND:

The site lies in a source protection zone for a public water supply borehole, and therefore any construction activity could impact upon the source catchment area.

13 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.

14 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, 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 109 of the National Planning Policy Framework.

15 No development shall take place until details of the means of foul disposal have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

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

16 Details to be submitted in pursuant of Condition 1 above shall include mitigation measures to minimise noise from the airport and nearby road, in accordance with the recommendations set out in the Environmental Noise Survey Report, dated 5th February 2013.

GROUND:

To protect the future occupants of the development, in accordance with Policies EP7 and D1 of the Thanet Local Plan.

17 Details to be submitted in pursuant of Condition 1 above shall include the provision of 924sqm of play area provision, of which 36% shall be equipped play and 64% shall be casual/informal playspace.

GROUND:

To serve the development in accordance with Policy SR5 of the Thanet Local Plan.

18 Details to be submitted pursuant to Condition 1 above shall include the location and design of the equipped play area, and a timetable for the schedule of works. The equipped play area shall be provided in accordance with the approved details.

GROUND:

To serve the development in accordance with Policy SR5 of the Thanet Local Plan.

19 Details to be submitted in pursuant of Condition 1 above shall include the proposed levels and section plans through the site.

GROUND:

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

20 Prior to the first occupation of the development hereby permitted, the highway improvement works, including the new pavement, pedestrian crossing, and bus stop, as shown on the approved plan numbered JNY9792-06 Rev B, have been completed in accordance with the specifications set out in the Kent Design Guide.

GROUND:

In the interests of highway safety and to improve the sustainability of the site.

21 The details to be submitted in pursuant of Condition 1 above shall include a swept path analysis for pantechicons and emergency vehicles within the site.

GROUND:

In the interests of highway safety.

22 Prior to the first occupation of the development hereby permitted, the 43m x 2.4m x 43m visibility splays as shown on the approved plan numbered

JNY9792-06 Rev B for the new access, shall be provided and thereafter maintained, with no obstructions over 1m above carriageway level.

GROUND:

In the interest of highway safety.

23 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.

24 The vehicular access hereby permitted, as shown on plan numbered JNY9792-06, shall be provided prior to the first occupation of the development.

GROUND:

In the interest of highway safety.

25 Details to be submitted pursuant to Condition 1 above shall show the gradient of the access no steeper than 1 in 10 for the first 1.5m from the highway boundary and no steeper than 1 in 8 thereafter.

GROUND:

In the interest of highway safety.

26 Prior to the first occupation of the development hereby permitted, the visibility splays at the pedestrian crossing points, as shown on the approved plan numbered JNY9792-06 Rev B, shall be provided and thereafter maintained, with no obstructions over 0.6m above footway level.

GROUND:

In the interest of highway safety.

27 Details to be submitted in pursuant of Condition 1 above shall include the location, size and phasing of the affordable housing units.

GROUND:

To ensure that the required level and type of affordable housing is provided in accordance with Policy H14 of the Thanet Local Plan.

28 The details to be submitted pursuant to Condition 1 above shall include the use of dark weatherboarding and pantiles on the Extra Care facility.

GROUND:

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

29 Details to be submitted pursuant to Condition 1 above shall show development not exceeding the building heights shown in the section plans numbered 180 and 181, received 8th January 2020.

GROUND:

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

30 The details to be submitted in pursuant of Condition 1 above shall show at least 10% of the development to be built in compliance with building regulation part M4(2); and at least 5% of the affordable units built in compliance with building regulations part M4 (3).

GROUND:

To meet a range of community needs, in accordance with the NPPF and Policy QD05 of the Draft Local Plan.

31 The Extra Care units hereby permitted shall only be occupied by persons of 60 years of age or over, together with a spouse or partner.

GROUND:

In the interests of proper planning of the area and in compliance with Thanet Local Plan Policy TR16.

32 The details to be submitted in pursuant of condition 1 above for landscaping shall include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted.
- the treatment proposed for all hard surfaced areas beyond the limits of the highway, including the use of a bound surface material for the first 5m of the access from the edge of the highway.
- walls, fences, other means of enclosure proposed.
- a biodiversity enhancement plan, to include the location of replacement hedgerow and integrated bat roosts.
- a tree and hedgerow screen along the western boundary of the site.

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.

33 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.

34 Prior to any works commencing on site (including site clearance and demolition) a detailed ecological mitigation strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be based upon the conclusions of the Protected Species Survey Report (Corylus Ecology; October 2019). Development shall be carried out in accordance with the approved details.

GROUND:

To protect biodiversity, in accordance with the NPPF.

35 Prior to the first occupation of the development hereby approved, the redundant vehicle crossing to Canterbury Road West shall be removed and the footway reinstated in accordance with the specifications set out in the Kent Design Guide.

GROUND;

In the interests of highway safety.

36 Prior to the first submission of the reserved matters application for the development hereby permitted, an emissions mitigation assessment in accordance with Thanet District Council's Air Quality Technical Planning Guidance shall be submitted 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

37 Details to be submitted in pursuant of condition 1 above shall include an air quality emissions statement that provides details of how the air quality damage costs, as calculated within the emission mitigation assessment , are to be used to achieve air quality improvements through the development. The development shall be carried out in accordance with the approved details.

GROUND;

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

37 Prior to the first submission of the reserved matters application for the development hereby permitted, an air quality emissions statement that provides details of how the air quality damage costs, as calculated within the emission mitigation assessment reference dated , are to be used to achieve air quality improvements through the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND;

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

38 The details to be submitted in pursuant of condition 1 above shall include the provision of electric vehicle charging points at a ratio of 1 Electric Vehicle charging point per dwelling with dedicated parking, and 1 Electric Vehicle charging point per 10 spaces where unallocated parking.

GROUND:

In the interests of air quality, in accordance with the NPPF.

39 Details pursuant to condition 1 shall include an explanation of how the proposed layout would accord with Secured by Design principles, in accordance with advice received from Kent Police.

GROUND:

To promote public safety and security in accordance with Policy D1 of the Thanet Local Plan D1 and paragraph 95 of the National Planning Policy Framework.

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

542. **D06 - OL/TH/19/1352 - HACKEMDOWN HOLLAND CLOSE, BROADSTAIRS**

PROPOSAL: Outline application for the erection of a detached bungalow with garage, with all matters reserved.

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

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

That the application be Deferred and delegated for approval subject to the satisfactory completion of a unilateral undertaking within six months of the date of this resolution securing the required planning obligations as set out in this report and the following safeguarding conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site 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 Details to be submitted in pursuant of Condition 1 above shall show the building of single storey height, and not exceeding the ridge height of the adjacent bungalow Hacklemdown.

GROUND;

In the interests of visual amenity and to safeguard the intrinsic character and beauty of the countryside and green wedge, in accordance with Policies D1, CC1 and CC5 of the Thanet Local Plan

6 The development site area shall be in accordance with submitted drawing 03 received 07 October 2019.

GROUND;

To secure the proper development of the area.

7 The details to be submitted in pursuant of Condition 1 above shall make provision for two parking spaces and an adequate turning area within the curtilage of the site and shall be completed prior to the first occupation of the bungalow hereby approved. Thereafter said spaces shall be kept available for parking use at all times.

GROUND;

In the interests of highway safety.

8 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 been submitted to and approved by the Local Planning Authority; and

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 by the Local Planning Authority.

GROUND;

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record in accordance with the advice contained within the National Planning Policy Framework.

9 No development shall take place until details of the foundations design and any other proposals involving below ground excavation have been submitted to and approved in writing 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 in accordance with the advice contained within the National Planning Policy Framework.

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

It was proposed by Councillor Hart and seconded by Councillor Albon:

“To approve the application in accordance with the officer recommendation”.

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

544. NON-MATERIAL AMENDMENT TO PLANNING PERMISSION - F/TH/16/0952 – 131-137 KING STREET, RAMSGATE

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

“To approve the application in accordance with the officer recommendation”.

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

Meeting concluded : 9.05 pm