

Planning Committee

Minutes of the meeting held on 16 September 2020 at 2.00 pm in online.

Present: Councillor Michael Tomlinson (Chairman); Councillors Coleman-Cooke, Albon, J Bayford, Currie, Duckworth, Garner, Rattigan, Rusiecki and Wright

In Attendance: Councillor R Bayford

635. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Dennis, Hart, Keen, Scott and Taylor for whom Councillor Rusiecki was present.

636. DECLARATIONS OF INTEREST

Councillor J Bayford declared an interest on agenda item 4b) 158 Percy Avenue, Broadstairs (Minute no. 640 refers).

637. MINUTES OF PREVIOUS MEETING

Councillor Albon proposed, the Vice Chairman seconded and Members AGREED the minutes of the Planning Committee held on 19 August 2020 be approved and signed by the Chairman.

638. SCHEDULE OF PLANNING APPLICATIONS

639. A01 - F/TH/20/0558 - CLOVELLY, ELLINGTON AVENUE, MARGATE

PROPOSAL: Erection of 4no. 2-bed terraced dwellings following demolition of existing bungalow

It was proposed by the Chairman and seconded by Councillor Albon 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 632C/P/006 Rev A, 632C/P/007 Rev A, 632C/P/008 Rev B received 05 August 202, the additional plan numbered 682C/P/009 received 25 August 2020 and the submitted plan numbered 632C/P/002 received 29 April 2020.

GROUND:

To secure the proper development of the area.

3 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
- (h) Access arrangements

GROUND:

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

4 The front elevation of the 4No. Terraced dwellings hereby approved shall incorporate the design details and contrasting materials as shown on the approved plan numbered 682C/P/009 received 25 August 2020.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

5 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 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

6 All new window and door openings shall be set within a reveal of not less than 100mm as shown on the approved plan numbered 682C/P/009 received 25 August 2020.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

7 Prior to the first occupation of the dwellings 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. 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 the dwelling hereby approved. 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 and to adequately integrate the development into the environment in accordance with Policy QD02 of the Thanet Local Plan.

8 The refuse storage areas shall be provided to the frontage of the central two units, and within the rear gardens of the end of terrace units, and cycle storage areas shall be provided within the rear gardens, as annotated on the approved plan numbered 682C/P/006 Rev A received 05 August 2020. These areas shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

9 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND:

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

10 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes.

GROUND:

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.”

640. A02 - F/TH/20/0187 - 158 PERCY AVENUE, BROADSTAIRS

PROPOSAL: Erection of 1No 3-bed detached dwelling following demolition of existing side extension to existing dwelling

A statement from Mr Pacey raising points of concern was read out by an Officer.

Speaking as ward councillor was Councillor Robert Bayford.

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 1354-004B, 1354-006B, 354-007B received 05 May 2020 and the submitted plan numbered 1354-005 received 10 February 2020.

GROUND:

To secure the proper development of the area.

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

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

4 The external surfaces of the proposed dwelling hereby approved shall be finished in white render and weatherboarding to the elevations, clay roof tiles and grey windows and doors, as outlined within the submitted application form received 10 February 2020 and illustrated on the approved plan numbered 1354-006B received 05 May 2020.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

5 Prior to the construction of the external surfaces of the development hereby approved samples of the proposed weatherboarding and roof tiles 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 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

6 Prior to the first occupation of the dwellings 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. 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 the dwelling hereby approved. 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 and to adequately integrate the development into the environment in accordance with Policy QD02 of the Thanet Local Plan.

7 The areas shown on the approved plan numbered 1354-004B received 05 May 2020 for vehicle parking and manoeuvring, 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 approved.

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 Policies QD03 and TP06 of the Thanet Local Plan.”

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

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

“That the application be REFUSED for the following reason:

‘The proposed development, by virtue of its location and design, would appear unduly cramped and incongruous on the corner of Percy Avenue and Second Avenue, unrelated to the character and form of development in the locality, resulting in harm to the character and appearance of the area not outweighed by the public benefits, contrary to TLP policy QD02 and paragraph 127 of the NPPF’.

The motion was put to the vote and declared CARRIED.

641. A03 - F/TH/20/0437 - 334 MARGATE ROAD, RAMSGATE

PROPOSAL: Change of use of first and second floors to 5 bedroom HMO together with the erection of a first floor rear extension

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 and the approved drawings numbered 002, 004, 006 Rev A (received 29/07/2020), 007 and 008.

GROUND:

To secure the proper development of the area.

3 No more than five persons shall occupy the property as principal or main residence at any one time.

GROUND:

In the interests of neighbouring amenity, in accordance with Policy HO19 of the Thanet Local Plan.

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

Then, it was proposed by Councillor Albon and seconded by Councillor Garner that the application be REFUSED for the following reason:

"The proposed development would result in a concentration of HMO uses in the local area, detrimental to the amenity and character of the neighbourhood, contrary to Policy H019 of the Thanet Local Plan."

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

642. A04 - F/TH/19/1207 - 1 FAIR STREET, BROADSTAIRS

PROPOSAL: Erection of 2no. two storey 3-bed detached dwellings

A statement from Mr Dadds in favour of the application was read out by an Officer.

A statement from Mr Curtis raising points of concern was read out by an Officer.

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 148/P01B, 148/P02B, 148/P03B, 148/P04B and, 148/P05B received 16 April 2020.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4 Prior to the first occupation of the development, the area shown on approved plan 148/P05B received 16 April 2020 for the parking and manouvering of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

GROUND:

To provide satisfactory off street parking for vehicles in accordance with Policy TP06 of the Thanet Local Plan and the advice contained within the NPPF.

5 Prior to the first occupation of the development hereby permitted details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

GROUND

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan.

6 The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND

In the interests of highway safety, in accordance with the advice contained within the NPPF.

7 Prior to the first occupation of the development hereby approved visibility splays of two metres by two metres behind the footway on both sides of the new access with no obstructions over 0.9m above footway level shall be provided and thereafter maintained.

GROUND

In the interest of highway safety in accordance with the advice contained within the NPPF.

8 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

9 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes.

GROUND

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or other openings shall be inserted in the rear elevation of the dwellings hereby approved without the prior written permission of the Local Planning Authority.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

11 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 2012 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 Policy QD02.”

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

Meeting concluded : 3.25pm