

Planning Committee

**Minutes of the meeting held on 21 October 2020 at 2.00pm.**

**Present:** Councillor Michael Tomlinson (Chairman); Councillors; Coleman-Cooke, J Bayford, Currie, Duckworth, Garner, Hart, Rattigan, Wright and Whitehead.

**649. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Albon, Dennis, Keen, Scott and Taylor.

**650. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**651. MINUTES OF PREVIOUS MEETING**

Councillor Wright proposed, Councillor Coleman-Cooke seconded and Members AGREED the minutes of the Planning Committee held on 30 September 2020 be approved and signed by the Chairman.

**652. SCHEDULE OF PLANNING APPLICATIONS**

(a) **A01 TPO/TH/20/1103 Land Opposite 24 Old Hall Drive Cliffsend RAMSGATE Kent CT12 5LE**

PROPOSAL: R/TPO/1(1968) - 1No Sycamore (T1442) - Reduce over-extended, south facing limb by 2.5m from tips, 1No Lime (T1446) - False pollard to 18m above ground level, 1No Lime (T1447) - False pollard to 15m above ground level

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

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

That the application be APPROVED subject to the following conditions:

1 This approval is only valid for a period of 24 months from the date hereof. Failure to carry out any or all of the approved work within this period will make it necessary to submit a fresh application.

**GROUND;**

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012.

2 The works approved by this consent shall not exceed those specified on the application form. They should be carried out by a competent tree surgeon and in accordance with British Standard BS 3998: 2010 "Tree Work - Recommendations".

**GROUND;**

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012”

(b) **R02 OL/TH/20/0923 Land Adjacent To 4 Downbarton Farm Cottages Down Barton Road BIRCHINGTON Kent CT7 0QQ**

PROPOSAL: Outline application for the erection of a single storey dwelling with all matters reserved

A statement from Mr McIntyre, in favour of the application 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 REFUSED for the following reasons:

1 The site lies outside of the village settlement boundary, and as such represents an unsustainable form of development within the countryside for which there is no overriding need, contrary to Policies H01, SP01 and SP24 of the Thanet Local Plan, and paragraphs 7 and 8 of the National Planning Policy Framework.

2 The proposed dwelling, by virtue of its location outside of the village confines, would impact upon long distance views and detract from the open and undeveloped rural character of the area, thereby failing to protect the intrinsic character and beauty of the countryside, and severely detrimental to the local distinctiveness of the Landscape Character Area, contrary to Thanet Local Plan Policies SP24 and SP26, and paragraph 170 of the National Planning Policy Framework.

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

(c) **R03 F/TH/20/0668 Huckleberry Farm Down Barton Road BIRCHINGTON Kent**

PROPOSAL: Erection of 1No three bedroom dwelling for accommodation for glamping site manager

Councillor Pugh spoke as ward councillor.

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 site lies outside of the village settlement boundary, and as such represents an unsustainable form of development within the countryside for which

there is no overriding need, contrary to Policies SP01, SP24 and H01 of the Thanet Local Plan, and paragraphs 7 and 8 of the National Planning Policy Framework.

2 The proposed dwelling, by virtue of its prominent location, would appear visually divorced and isolated, impacting upon long distance views, and detracting from the open and undeveloped rural character of the area, severely detrimental to the appearance of the Landscape Character Area, whilst failing to protect the intrinsic character and beauty of the countryside, contrary to Thanet Local Plan Policies SR24, SR26, and QD02, and paragraphs 127 and 170 of the National Planning Policy Framework.

3 The proposed development will result in additional 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 policy SP29 of the Thanet Local Plan and paragraph 177 of the National Planning Policy Framework.”

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

**653. APPLICATION FOR PLANNING PERMISSION F/TH/19/0663 – ST PETER’S PRESBYTERY 117 CANTERBURY ROAD WESTGATE**

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

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

Members defer and delegate the application for approval subject to the amended plans and the safeguarding conditions outlined in the planning committee report of 5th August 2020, appended at Annex 1 of the agenda, and submission of the required legal agreement.

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

Meeting concluded: 3.00pm