

## Planning Committee

### Minutes of the meeting held on 18 November 2020 at 5.15 pm in by Video Conference.

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

#### 6. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Dennis.

#### 7. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### 8. **SCHEDULE OF PLANNING APPLICATIONS**

##### (a) **A01 F/TH/20/0988 13 Linden Avenue BROADSTAIRS Kent CT10 1HR**

PROPOSAL: Erection of 2No. two storey dwellings together with alterations to existing dwelling, including new roof structure to provide additional floor space.

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 20.1557.PL03 Rev D and 20.1557.PL15 Rev C, received 30 July 2020,, 20.1557.M01 Rev A and 20.1557.M02 Rev A, received 12 October 2020 and 20.1557.PL010 Rev L, 20.1557.PL011 Rev F, 20.1557.PL012 Rev H,, 20.1557.PL013 Rev L, 20.1557.PL014 Rev G,, and dated 20.1557.PL08 Rev F and 20.1557.PL09 Rev F, received 28 October 2020.

GROUND;

To secure the proper development of the area.

3 The new dwellings hereby permitted shall be constructed using the materials specified on approved plans numbered, 20.1557.M01 Rev A and 20.1557.M02 Rev A, 12 October 2020. in accordance with the received \*\*\*\* 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.

4 The external materials and external finishes to be used in the extension and alterations to the existing dwelling 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 QD02 of the Thanet Local Plan

5 No further alterations to the roofs, or extensions to the existing dwelling or approved dwellings hereby permitted, whether approved by the provisions of Schedule 2, Part 1, Classes A, B or C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties and the amenity of the future occupiers of the site in accordance with policies QD03 and QD04 of the Thanet Local Plan.

6 Prior to the first occupation of the new dwellings, the area shown for the parking and manoeuvring of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

GROUND;

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy TP06 of the Thanet Local Plan.

7 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.

8 Prior to the first occupation of the new dwellings hereby approved secure cycle parking facilities shall be provided in the rear garden and thereafter maintained.

GROUND;

In the interests of promoting increased cycling in accordance with policy TP03 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 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.”

This motion was put to the vote and declared FALLEN.

Cllr Bayford proposed and Cllr Garner seconded that the application be rejected on the following grounds:

The proposed development, by virtue of the design and scale of the proposed dwellings at plot 2 and 3 and their proximity to each other, would appear cramped and congested in the street scene, resulting in significant harm to the character and appearance of the area, not outweighed by any public benefits, contrary to Thanet Local Plan Policy QD02 and paragraphs 127 and 130 of the National Planning Policy Framework.

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

(b) **D02 F/TH/20/0518 2 Cliff View Road RAMSGATE Kent CT12 5ED**

Proposal: Erection of 2No semi-detached chalet bungalows, with associated parking, amenity space, cycle and refuse store, following the demolition of the existing dwelling.

A statement from Mr Hume, 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:

Defer and Delegate for approval subject to the satisfactory completion of unilateral undertaking within 6 months securing the required planning obligations as set out in the report and 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 PL01 Revision F (received 18/09/20), PL02 Revision C (received 06/08/20), PL03 Revision E (received 18/09/20), PL04 Revision F (received 18/09/20), PL05 Revision F (received 18/09/20) and PL06 Revision E (received 18/09/20).

**GROUND:**

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved details and manufacturer's specification of the materials for the construction of the dwellings and front boundary 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 visual amenity in accordance with Policy QD02 of the Thanet Local Plan

4 The first windows in the side elevations of the dwellings 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.

5 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.

6 The area shown on the approved plans 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:**

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.

7 No development shall take place until the applicant, or their agents or successors in title, has secured 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 by the Local Planning Authority.

**GROUND:**

To ensure that features of archaeological interest are properly examined and Recorded in accordance with Thanet Local Plan Policy HE01.

8 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.

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.

This motion was put to the vote and declared CARRIED.”

Meeting concluded : 6.00 pm