

Planning Committee

Minutes of the meeting held on 17 February 2021 at 5.15 pm in by Video Conference.

Present: Councillor Michael Tomlinson (Chairman); Councillors Coleman-Cooke, Albon, J Bayford, Currie, Dennis, Garner, Keen, Moore, Paul Moore, Rusiecki, Scott, Wright and Towning

In Attendance: Councillors R Bayford, Pugh, Rattigan and Rogers.

MINUTES SILENCE

The Committee held a minute silence as a mark of respect for Councillor Campbell who had recently passed away.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Hart for whom Councillor Towning was present as substitute.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

Councillor Rusiecki proposed, Councillor Albon seconded and Members AGREED that the minutes of the Planning Committee held on 20 January 2021 be approved.

4. SCHEDULE OF PLANNING APPLICATIONS

- (a) **A01 FH/TH/20/1539 - 179 Percy Avenue, BROADSTAIRS, Kent CT10 3LF**

PROPOSAL: Erection of a single storey rear extension with balcony at first floor with glazed balustrade together with alterations to raised patio and steps and addition of access door to area beneath.

A statement from Mr Baker, objecting to 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 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 395/02 Rev B and 395/06 Rev B received 21 January 2021 and 395/05 Rev C received 08 February 2021.

GROUND:

To secure the proper development of the area.

3 Prior to the first use of the roof terrace/balcony area hereby permitted, privacy screens of a minimum height of 1.8m shall be installed along the side elevations , as shown on the approved plan numbered 395/02 Rev B and 395/06 Rev B received 21 January 2021 and 395/05 Rev C received 08 February 2021, and thereafter maintained.

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.”

Following debate, the Chair and Vice Chair WITHDREW their motion.

It was then proposed by the Chair, seconded by the Vice-Chair that the application be APPROVED subject to the conditions previously outlined and the addition of a condition that:

'Prior to the commencement of development, details of the privacy screening/boundary treatment to be erected adjacent on the boundary with no.181 Percy Avenue, at a minimum height of 1.8metres above finished floor level of the decking/patio, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and thereafter maintained.

GROUND:

To protect the living conditions of neighbouring properties, in accordance with Policy QD02 of the Thanet Local plan and paragraph 127 of the National Planning Policy Framework.'

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

(b) **R02 F/TH/20/1624 - 14 Seven Stones Drive, BROADSTAIRS, Kent CT10 1TW**

PROPOSAL: Variation of condition 2 of planning consent FH/TH/19/1400 '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 to allow enlargement of first floor front extension, changes to balcony, insertion of sun tube, demolition of existing chimney stack, together with alterations to fenestration and materials.

A statement from Mr Gerlack, 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 proposed first floor front extension, by virtue of its width and relationship with the host property and No. 12 Seven Stones Drive, would appear dominant and visually incohesive, harmfully closing the gap between the application property and No. 12 Seven Stones Drive, and would represent a diminution of the originally approved scheme, contrary to the aims of paragraph 127 and 130 of the NPPF and policy QD02 of the Thanet Local Plan.’”

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

Councillor Paul Moore proposed and Councillor Albon seconded that:

“The application be approved APPROVED as the development does not harm the character and appearance of the area and in accordance with Policy QD02 of the Thanet Local Plan.”

This motion was put to the vote and declared CARRIED.

(c) **R03 F/TH/20/0571 - Land South Of Orchard House, Sheriffs Court Lane, RAMSGATE Kent**

PROPOSAL: Erection of a detached two storey dwelling.

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

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 proposed dwelling, by virtue of its location and design, would impact upon long distance views, and detract 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, resulting in demonstrable harm to the environment not outweighed by public benefits, contrary to Thanet Local Plan Policies SP24 and SP26 and paragraphs 127 and 170 of the National Planning Policy Framework.

2 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 LOST.

Councillor Paul Moore proposed and Councillor J Bayford seconded that:

“The application be APPROVED as the development does not harm the character and appearance of the countryside and the landscape character area subject to safeguarding conditions.”

The motion was put to the vote and declared CARRIED.

(d) **D04 F/TH/20/0591 - Kingsgate College, Convent Road, BROADSTAIRS, Kent CT10 3BE**

PROPOSAL: Change of use from college (use class C2) to residential (use class C3) together with ground, first and second floor extensions with creation of terraces, alterations to roof including raising of height and insertion of dormer windows and alterations to fenestration to provide 15No 2 bed and 3No 3 bed residential flats with associated bin and cycle stores, parking and landscaping. Removal of chimney stacks.

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

Councillor R Bayford spoke as Ward Councillor.

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

“The officer’s recommendation be adopted, namely:

‘To 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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 01B, 06B, 07A, 08A, 09A, 10C, 11A, 12C, 13A, 14A, 15A, 16A, and 5460-LLB-XX-XX-DR-L-0001-Po2.

GROUND;

To secure the proper development of the area.

3 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, 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 protect the district's groundwater, and to ensure the development is served by satisfactory arrangements for the disposal of surface water, in accordance with Policies SE04 and CC02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework

4 Prior to the installation or erection of any external lighting for the development hereby approved, full details of the external lighting, hereby approved including their location, fittings, illumination levels and spread of light shall be submitted to, and approved in writing by, the Local Planning Authority. The detail should demonstrate that the areas to be lit will not disturb bat activity and will minimise light pollution. The lighting installation shall then be carried out in accordance with the approved details.

GROUND:

To ensure that light pollution is minimised in the interest of the visual amenities of the area and in the interest of maintaining biodiversity within the site and surrounding environment, in accordance with Policies SE08 and SP30 of the Thanet Local Plan.

5 Prior to the first occupation of the development, the areas shown on the approved plans for the parking 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 National Planning Policy Framework.

6 Prior to the first occupation of the development, the area shown on the approved plans for cycle parking shall be operational. The area approved shall thereafter be maintained for that purpose.

GROUND:

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

7 Prior to the commencement of the development hereby permitted, details of the electric vehicle charging points to be provided within the development, including their location and design, shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be in the form of one active charging point per allocated parking space, and one active charging point per ten unallocated parking spaces. The electric vehicle charging points shall be provided prior to the first occupation of the development and thereafter maintained.

GROUND:

To protect air quality, in accordance with Policy SE05 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

8 Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of:

- hours of construction working;
- Routing of construction and delivery vehicles to / from site
- Parking/turning areas for construction and delivery vehicles and site personnel
- Timing of deliveries
- Temporary traffic management / signage
- measures to control noise affecting nearby residents;
- wheel cleaning/chassis cleaning facilities;
- dust control measures;
- lighting control measures;
- pollution incident control and site contact details in case of complaints.

The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

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 National Planning Policy Framework.

9 Prior to the commencement of works hereby permitted (including any demolition and site clearance), an Arboricultural Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The method statement shall include details of the tree protection measures during construction (to accord with BS 5837 2012), works to be carried out within any root protection areas; a scheme for auditing tree protection during construction and subsequent reporting of this to the Local Planning Authority, and construction details of any hard landscaping within the root protection areas of the trees identified for retention on plan 06B. The development shall be carried out in accordance with the approved details and methodology.

GROUND:

To Protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy QD02.

10 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The amenity areas shall be managed in accordance with the approved landscape management plan in perpetuity.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan.

11 Prior to first occupation of any part of the development hereby approved, all hard and soft landscape works shall be carried out in accordance with the details outlined on plan numbers 5460-LLB-XX-XX-DR-L-0001-Po2 and 06B or in accordance with a programme of works which must 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 and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

12 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.

13 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.

14 Prior to first occupation, the recommended actions within section 9 of the Ecological Assessment (dated 9th June 2020) shall be carried out and implemented in full, and thereafter maintained.

GROUND:

In the interests of nature conservation in accordance with Policy SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.”

This motion was put to the vote and declared CARRIED.

(e) **D05 F/TH/20/1145 - Sportsman Inn, 123 Sandwich Road, RAMSGATE, Kent CT12 5JB**

PROPOSAL: Change of use of existing Public House and surrounding land (Use Class A4) with the erection of a three storey building comprising 2no. 2-bed and 1no 1-bed self-contained flats on upper floors and a cycle cafe and micropub (Use Classes Sui Generis) at ground floor together with the erection of 4no. 2-storey 3-bed semi-detached dwellings with associated parking and landscaping following demolition of existing Public House.

A statement from Mrs Taylor, objecting to the application was read out by an Officer

A statement from Ms Coles, in favour of the application was read out by an Officer.

Councillors Rogers and Rattigan spoke as Ward Councillors.

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 P01 Rev E (received 15/12/20), P02 Rev E (05/02/21), P03 Rev C (received 15/12/20), P04 Rev C (received 23/11/20), P05 Rev B (received 23/11/20), P07 Revision A (received 15/12/20) and P08 Rev A (received 15/12/20).

GROUND

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved manufacturer 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 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 Prior to the first occupation of the commercial/residential building hereby permitted, the doorstep play area for the residential accommodation of the building as shown on the approved plan numbered PO1 Rev E (received 15/12/20) , shall be provided and thereafter maintained.

GROUND

In order to provide a safe doorstep play area in accordance with Policies QD03 and GI04 of the Thanet Local Plan.

5 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 QD02 and GI04 of the Thanet Local Plan

6 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 and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

7 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The amenity areas shall be managed in accordance with the approved landscape management plan in perpetuity.

GROUND

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

8 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 with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework

9 All living and sleeping accommodation hereby shall be sited at or above 6.03m AOD.

GROUND

In order to protect future residents in a flood event in accordance with the principles of the National Planning Policy Framework.

10 Prior to the commencement of development, full details, including drawings and exact specifications of flood mitigation measures as set out in the submitted Flood Risk Assessment (Herrington Consulting Limited December 2020) section 7.3, shall be submitted to and agreed in writing by the Local Planning Authority. Such details as are agreed shall be fully implemented in accordance with the approved details of any of the units and shall thereafter be maintained as specified.

GROUND

To reduce any impact of flooding in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

11 Prior to the commencement of the development hereby approved, details of the construction of the ceilings and floors that separate the residential and commercial units shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics. Field Measurement of sound insulation in buildings and of building elements. Airborne sound insulation. The work shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND

To ensure that the development is compatible with the amenities of the future occupiers in accordance with the NPPF and in pursuance of Policy QD03 of the Thanet Local Plan.

12 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 7am; or after 6pm; hours Mondays to Fridays: before 8am; or after 6pm; hours on Saturdays or at any time on Sundays or Bank Holidays.

GROUND

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

13 The front elevation openings (onto Sandwich Road) to the habitable rooms within the residential accommodation on the first and second floor of the commercial/residential building shall be fitted with triple glazing and therefore after retained.

GROUND

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

14 Prior to the commencement of the cycle cafe use hereby approved an extraction system shall be provided to food cooking and preparation areas, that terminates 1 metre above roof (ridge/eaves), in accordance with details submitted to and agreed in writing by the Local Planning Authority. The flue discharge efflux velocity shall achieve at least 8metres per second and that the flue is to be sited so as to minimise effects of vibration transmission and noise to any adjacent façade, and incorporates anti-vibration mounts, flexible couplings and an accelerator cone. Any such extraction system agreed shall be installed and thereafter maintained in accordance with the manufacturer's specification unless otherwise agreed in writing by the Local Planning Authority. Odours from the site shall not be detected at any adjoining or neighbouring residential premises not in the occupation of the proprietors of the food business.

GROUND

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

15 The rating level of noise emitted from the proposed plant and equipment to be installed on the site shall be at least 5dB below the background noise level (LA90,T) at the nearest residential facade. All Measurements shall be defined and derived in accordance with BS4142: 2014.

GROUND

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

16 Prior to the commencement of the development hereby approved, details of the construction of the ceilings and floors that separate the second floor and third floors of the three-storey residential and commercial building shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 50 decibels. The weighted standardised difference(DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics. Field Measurement of sound insulation in buildings and of building elements. Airborne sound insulation. The work shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND

To ensure that the development is compatible with the amenities of the future occupiers in accordance with the NPPF and in pursuance of Policy QD03 of the Thanet Local Plan.

17 Other than background music (music that is not part of a performance and played at a level that would not interrupt normal conversation) there shall be no amplified music, recorded music or any other amplified sound (from loudspeakers/PA systems) within the ground floor commercial unit

GROUND

To ensure that the development is compatible with the amenities of the future occupiers in accordance with the NPPF and in pursuance of Policy QD03 of the Thanet Local Plan.

18 Prior to the commencement of the development hereby permitted, details of the electric vehicle charging points to be provided within the development, including their location and design, shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be in the form of one active charging point per allocated parking space, and one active charging point per ten unallocated parking spaces. The electric vehicle charging points shall be provided prior to the first occupation of the development and thereafter maintained.

GROUND

To protect air quality, in accordance with Policy SE05 of the Thanet Local Plan and the advice as contained within the NPPF

19 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 demolition, construction and delivery vehicles to / from site
- (b) Parking and turning areas for demolition, construction and delivery vehicles and site personnel
- (c) Timing of HGV movements
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Access arrangements

Provision of measures to prevent the discharge of surface water onto the highway.

Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans for the purpose of parking of vehicles only, prior to the use of the site commencing.

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.

20 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.

21 Prior to the first use of the development hereby permitted details of the secure cycle parking, to accommodate the provision shown on approved drawing no. PO1 Rev E (received 15/12/20) 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

22 Prior to the first use of the site hereby permitted, the vehicular accesses and associated vehicle crossing point in the highway, as shown on the approved plan numbered PO1 Rev E (received 15/12/20) should be completed and made operational.

GROUND

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

23 Prior to the first use of the site hereby permitted, the footway along the Sandwich Road frontage, as shown on the approved plan numbered PO1 Rev E (received 15/12/20) should be completed and made operational.

GROUND

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

24 Prior to the first use of the site commencing hereby approved visibility splays shown on the submitted plans shall be provided to the accesses on to Sandwich Road as shown on the approved plan no PO1 Rev E (received 15/12/20) with no obstructions over 1m above carriageway level within the splays, which shall thereafter be maintained.

GROUND

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

25 Prior to the first use of the site hereby approved pedestrian visibility splays of 1 metre by 1 metre behind the footway on both sides of the each access with no obstructions over 0.6m 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.

26 Prior to the first use of the site allocated parking shall be clearly denoted for visitors, staff and residents.

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

27 The first floor windows in the rear elevation (north west) and projecting window on the side elevation (north west) of the commercial/residential building and the side elevation (south west) of the dwelling denoted as unit 1 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.

28 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.

29 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.

5. PLANNING ENFORCEMENT UPDATE

Mr Livingston, Planning Manager, Thanet District Council provided the Committee with an update of planning enforcement activities over the last two calendar years, and advised that a review of the service was to be undertaken.

Meeting concluded: 8.00pm