

Planning Committee

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

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

In Attendance: Councillor Bailey, R Bayford and Pugh.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Dennis and Pat Moore.

2. DECLARATIONS OF INTEREST

Councillor Albon declared a disclosable pecuniary interest in item 4e, F/TH/20/0714 - Margate Football Ground, Hartsdown Road, as he was a Margate Football Club shareholder.

3. MINUTES OF PREVIOUS MEETING

Councillor Paul Moore proposed, Councillor Coleman-Cooke seconded and Members agreed that the minutes of the 17 February 2021 be approved.

4. SCHEDULE OF PLANNING APPLICATIONS

(a) A01 F/TH/20/1507 - Upton County Primary School, Edge End Road, BROADSTAIRS, CT10 2AH

PROPOSAL: Erection of a new sports hall following the demolition of existing.

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

A statement from Mrs Dungar, objecting to the application was read out by the Legal Officer.

Councillor Bailey spoke as a 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 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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 2005-MEB-XX-00-DR-A-3-103 Rev P3 and 2005-MEB-XX-00-DR-A-3-100 Rev P4 received 11/11/2020, 2005-MEB-XX-00-DR-A-3-302 Rev P4 received 13/11/2020, 2005-MEB-XX-00-DR-A-3-104 Rev P1 received 20/12/2020, 2005-MEB-XX-00-DR-A-3-102 Rev P4 received 10/12/2020 and the air conditioning specifications document entitled 'FDU250VSAVG' received 16/02/2021

GROUND;

To secure the proper development of the area.

3 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.

4 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 (these will need to avoid school drop-off and pick-up periods)
- (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.

5 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.

6 Within 3 months of works commencing a plan demonstrating what ecological enhancements will be incorporated into the site must be submitted to the LPA for written approval. The plan must be implemented as approved. This shall also include details of three replacement trees, their species, and location, as agreed in writing by the applicant's agent.

GROUND:

In accordance with the requirements of the National Planning Policy Framework and policies SP30 and QD02 of the Thanet Local Plan.

7 Prior to the first use of the building hereby approved, a sound limiting device shall be installed. All live and recorded music must be played through the sound limiter. The overall Music Noise Level (Leq 5mins) must not exceed 10dB below the Background Noise Level (LA90) without the Music Noise Level present, in each octave band at the nearest noise sensitive location. This shall be maintained for the lifetime of the development unless otherwise agreed in writing by 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.

8 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.

9 The 3m run-off between the sports hall and the football pitch to the north shall be in place prior to the first use of the building hereby approved, in accordance with the submitted pitch run-off plan received 20/12/2020, and thereafter maintained.

GROUND;

In the interests of health and safety.

10 All external lighting on the building hereby approved shall be turned off when the building is not in use. Where this is not possible motion-sensored lighting shall be used, unless otherwise agreed in writing by the Local Planning Authority.

GROUND;

In order to limit the impact upon protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and the advice as contained within the NPPF.

11 The building hereby approved shall not be used other than between the hours of 08:00AM and 16:15PM by the School Monday to Friday during term time, 16:30pm and 22:00PM by the community Monday to Friday during term time, 09:00AM to 22:00PM Monday to Friday during school holidays, and 08:00AM and 22:00PM Saturdays and bank holidays, and 09:00AM and 20:00PM on Sundays.

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.

12 During periods of hire, the existing school car park shall be made available for all attendees and parties using the hall hereby approved and shall be available during for the duration of the use.

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, and to ensure no additional parking pressure in the surrounding area.'

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

(b) **A02 TPO/TH/20/1652 - Crispe Park, Crispe Park Close, BIRCHINGTON, CT7 9BN**

PROPOSAL: M/TPO/3(1952)G7 - 1No Sycamore (T1) - North facing limb overhanging 1 Crispe Park Close to be reduced back to the growing point which is 2m from the main stem.

It was proposed by the Chair, seconded by the Vice Chairman and Members AGREED:

'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.'

(c) **R03 L/TH/20/1747 - Garden Cottage Durlock, Minster, RAMSGATE, CT12 4HD**

PROPOSAL: Application for Listed Building Consent for the erection of a single storey flat roof rear extension.

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

Councillor Pugh spoke as a 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 reason:

- 1 The erection of the proposed single storey flat roof extension would significantly alter the historic layout, design and proportions of the building which together with the removal of the windows within the rear elevation would result in the further loss of historic and architectural fabric. The proposed works, whilst less than substantial, are considered to result in significant harm to the historic and architectural importance and understanding of the Grade II listed building, which is not outweighed by the public benefits of the development, contrary to paragraphs 193 and 196 of the National Planning Policy Framework and Thanet Local Plan policy HE02.’

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 would preserve and enhance the character of the listed building.’

This motion was put to the vote and declared CARRIED.

- (d) **R04 F/TH/20/1746 - Garden Cottage Durlock, Minster, RAMSGATE, CT12 4HD**

PROPOSAL: Erection of a single storey flat roof rear extension

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

Councillor Pugh spoke as a 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 reason:

For the following reason:

- 1 The proposed development would form an incongruous and visually intrusive form of development which would compete with the existing features of the listed building and severely detract from the character and appearance of the Minster Conservation Area as a designated heritage asset which is not outweighed by any public benefits, contrary to the aims of the Planning (Listed Buildings and Conservation Areas) Act 1990, Thanet Local Plan Policies

HE02, QD02 and paragraphs 193 and 196 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 Albon seconded that:

‘The application be APPROVED as the development would not result in harm to the character of the conservation area.’

This motion was put to the vote and declared CARRIED.

(e) **D05 F/TH/20/0714 - Margate Football Ground, Hartsdown Road, MARGATE, CT9 5QZ**

Councillor Albon left the meeting during the consideration of this item as had declared a disclosable pecuniary interest in the matter.

PROPOSAL: Erection of 120 bed hotel and ancillary facilities including restaurant, new stands, studio spaces, cafe, club shop, club offices and car parking.

A statement from Mr Aves, in objection to the application, was read out by the Legal 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 DEFERRED AND DELEGATED for approval subject to consultation with the Secretary of State, 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 2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 015 Rev D received 03 June 2020 and 003 Rev A, 004 Rev B, 005 Rev A, 006 Rev A, 007 Rev A, 008 Rev A, 009 Rev A,, 010 Rev A, 012 Rev A, 013 Rev A, 014 Rev B, 015 Rev B,, 016 Rev B, 021 Rev A, 022 Rev A and 023 Rev A, received 25 June 2020 and 011 Rev B received 09 October 2020 and 003 Rev B received 16th March 2021

GROUND;

To secure the proper development of the area.

3 Prior to the installation of any external lighting a "lighting design strategy for biodiversity" for the site boundaries shall be 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 and to promote public safety and security by designing out crime, in accordance with Policies SP30 and QD02 of the Thanet Local Plan and the advice as contained within the NPPF.

4 No development shall take place until details of the means of foul drainage 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, in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

5 No development shall take place 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 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 within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

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 Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.

6 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 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 Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.

7 Prior to the commencement of 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 Policy SE05 of the Thanet Local Plan and advice contained within the National Planning Policy Framework

8 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.

9 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;

(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 Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

10 No development shall take place until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved 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 Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

11 No development should take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological post excavation works to include assessment, analysis, reporting and publication in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority. The archaeological post excavation works shall cover all archaeological investigation works carried out in connection with the present development (TH/20/0714) and previous archaeological investigations carried out at Hartsdown Stadium.

GROUND;

To ensure that the results of all archaeological investigations at the Hartsdown Stadium are properly analysed and reported.

12 Prior to the first occupation of the development hereby approved, details of the design of the electric vehicle charging points, to be located as shown on the approved plan numbered 004 Rev B shall be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented and maintained as approved.

GROUND:

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

13 Prior to the first occupation of the development hereby permitted details of the cycle parking, which shall be in the form of as shown on approved plan numbered 004 Rev B 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

14 Prior the construction of the external surfaces of the development hereby approved details of the bricks 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

15 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,
- o ecological enhancements to be provided within the site

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 make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

16 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

17 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.

18 All excavations within the existing spread of the trees to be retained shall be carried out manually; using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

GROUND

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

19 Prior to the first use of the development, the area shown on approved plans numbered 003 Rev A and 004 Rev B for the parking and manoeuvring 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.

20 Prior to the first use of the site the vehicle loading/unloading and turning facilities shown on the submitted plan numbers 003 Rev A and 004 Rev B received 25 June 2020 shall be provided and permanently retained.

GROUND:

In the interests of highway safety, in accordance with Policy TP08 of the Thanet Local Plan.

21 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 in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

22 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 Policy SE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

23 The development hereby permitted shall be constructed to a high standard of energy efficiency to demonstrate a 25% reduction in carbon dioxide emissions above the standards in Approved Document L2A (2013 Edition incorporating 2016 amendments) of Part L of Building Regulations 2010 (

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.

24 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.'

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

(f) **D06 F/TH/19/0388 - 8 Percy Avenue, BROADSTAIRS, CT10 3LB**

Councillor Albon returned to the meeting.
Councillor Garner left the meeting during this item.

PROPOSAL: Change of use from storage (use class B8) to residential (use class C3) together with first floor extension with accommodation in roof to facilitate 3No 2bed self-contained flats and 2No 3bed self contained flats.

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

Councillor B Bayford spoke as a 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 DEFERRED AND DELEGATED for approval subject to the receipt of an acceptable unilateral undertaking to secure the required planning obligations within 6 months and 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 18/2187/PL/03 Revision F (received 11/11/20), 18/2187/PL/04 Revision F (received 03/03/21), 18/2187/PL/06 Revision E (received 11/11/20) and 18/2187/PL/07 Revision C (received 03/03/21),

GROUND

To secure the proper development of the area.

3 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

4 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 shrubs, hedges and grassed areas to be planted

- 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

5 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

6 Prior to the commencement of the development hereby approved, details of the construction of the ceilings and floors that separate the ground floor and first floors of the 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.

7 Prior to the first use of the first floor roof terraces hereby approved, details of the design and materials of a 1.8m high privacy screen to be

provided along the northern boundary of the front and rear roof terrace shall be submitted to and agreed in writing by the Local Planning Authority. The privacy screen as agreed shall be erected prior to the first occupation of the development hereby approved and thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

GROUND

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy QD03 of the Thanet Local Plan.

8 Prior to the commencement of work on site the provision of construction vehicle loading/unloading, turning facilities and parking facilities for site personnel and visitors should be submitted to and approved in writing by the local planning authority. This should be provided for the duration of construction.

GROUND

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

9 The area shown on the approved plan numbered 18/2187/PL/07 Revision C (received 03/03/21) 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

10 Prior to the first occupation of the 5No. residential flats hereby approved the secure, covered cycle facilities shown on drawings numbered 759:P08 and 759:P09 shall be provided prior to the first use of the building and kept available for that use at all times.

GROUND:

In the interest of highway safety.

11 Prior to the first use of the site hereby permitted, details of the widening of the vehicular access onto the highway, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

GROUND

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

12 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.

13 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.'

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

Councillor Albon proposed and Councillor Paul Moore seconded that:

'The application be REFUSED as the proposed development, by virtue of its design and scale, would result in an prominent, obtrusive and incongruous development, unrelated to the form of development in the area, resulting in significant harm to the character and appearance of the area, not outweighed by the public benefits of the proposal, contrary to Policy QD02 of Thanet Local Plan.'

This motion was put to the vote and declared CARRIED.

5. PLANNING APPLICATION F/TH/19/0874 - ST HELENS POPLAR ROAD, BROADSTAIRS.

Mr Livingstone, Planning Manager Thanet District Council, presented the report to Members that detailed an application for the change of use from a store room to a studio flat.

It was proposed by the Chairman and seconded by the Vice Chairman that the application be APPROVED in accordance with the officer recommendation and safeguarding conditions as outlined at Annex 1 and Annex 2 of the report.

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

Meeting concluded : 7.40 pm