

## Planning Committee

### Minutes of the meeting held on 17 November 2021 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

**Present:** Councillor Michael Tomlinson (Chair); Councillors Coleman-Cooke, Albon, Crittenden, Garner, Hart, Keen, Pat Moore, Paul Moore, Rusiecki and Wright

**In Attendance:** Councillors Towning and Shonk

#### 1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Hopkinson for whom Councillor Currie was present as substitute, and Councillor J Bayford.

#### 2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### 3. **MINUTES OF PREVIOUS MEETING**

Councillor Hart proposed, Councillor Crittenden seconded and Members AGREED that the minutes of the Planning Committee held on 20 October 2021 be approved and signed by the Chair.

#### 4. **F/TH/20/0842 – SEAGULLS, CLIFF PROMENADE, BROADSTAIRS.**

PROPOSAL: Erection of a three storey building containing 8no. 2-bed self-contained flats with underground parking, following demolition of existing dwelling.

It was proposed by the Chair and seconded by the Vice-Chair:

‘THAT the officer’s recommendation be adopted, namely that:

Members confirm that the planning application be deferred to officers for approval subject to securing a legal agreement for the provision of SAMM contribution and safeguarding conditions outlined at Annex 1 and including the addition of the Basement Construction Sequencing Plan at Annex 2 into condition 2.’

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

#### 5. **SCHEDULE OF PLANNING APPLICATIONS**

- (a) **A01 F/TH/20/1466 - Land On The East Side of 119 King Street, RAMSGATE.**

PROPOSAL: Erection of a 3 storey rear extensions to provide 4 new dwellings together with the renovation and conversion of existing flats and houses and new access staircases, following the demolition of rear garages and rear ground floor flat.

It was proposed by Councillor Albon, seconded by Councillor Rusiecki and agreed that:

'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 318-003 Rev C (received 04/11/21), 318-004 Rev B (received 15/04/21), 318-005 Rev B (received 15/04/21) and 318-006 Rev A (received 17/03/21).

**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 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 318-003 Rev C received 04/11/21 shall be provided and thereafter maintained.

**GROUND**

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

5 No doors or windows shall open out over the highway.

**GROUND**

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

6 All new window and door openings shall be set within a reveal of not less than 100mm

**GROUND**

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

7 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

**GROUND**

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

8 Prior 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 unless otherwise agreed in writing by the Local Planning Authority.

**GROUND**

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

9 Prior to the installation of any external windows and doors, scale joinery details of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

**GROUND**

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

10 Prior to the installation of the rainwater goods, soffits and fascia details including the material and a sectional profile shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details.

**GROUND**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE02 advice contained within the National Planning Policy Framework.

11 The refuse storage facilities as specified upon the approved drawing numbered 318-003 Rev C (received 04/11/21) shall be provided prior to the first occupation of the units 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.

12 The ground floor window to unit 117 King Street window in the rear elevation 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.

13 The proposed dwelling houses hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

**GROUND**

All new 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.

14 The proposed dwelling houses 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.'

(b) **A02 F/TH/21/1287 - 3 Viking Close, BIRCHINGTON.**

PROPOSAL: Variation of condition 2 and 5 and removal of condition 3 of planning permission F/TH/20/1756 Erection of two storey three bedroom detached dwelling with associated access, parking and landscaping following demolition of existing bungalow to allow alterations to materials, boundary wall and gates.

Mr Jackson spoke in favour of the application.

It was proposed by the Chair and seconded by the Vice-Chair:

'THAT the officer's recommendation be adopted, namely:

That the application be APPROVED subject to the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 006 Rev A,

007 Rev A, 008 Rev A, 009 Rev A, 010 Rev A, and 012 Rev A received 22 September 2021.

**GROUND;**

To secure the proper development of the area.

2 The development hereby permitted shall be constructed using Lithium 45 Grey bricks and white, grey and sand coloured, render, in accordance with the details received 22 September 2021.

**GROUND**

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

3 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

4 The first floor window in the northern side elevation of the dwelling hereby approved serving the ensuite for bedroom 2 shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and bottom hung; and shall be installed prior to the 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 permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

**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.

6 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.'

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

(c) **A03 FH/TH/21/1332 - 17 Northumberland Avenue, MARGATE.**

PROPOSAL: Erection of single storey rear extension together with alterations to roof including flat roof rear dormer to facilitate no2 bedrooms and a study in loft.

Mr Brown raised points of concern.

Councillor Towing spoke as Ward Councillor.

It was proposed by the Chair and seconded by the Vice-Chair:

'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 775C/P/101, 775C/P/102, 775C/P/103 and 775C/P/104.

**GROUND**

To secure the proper development of the area.

3 Prior to the commencement of development hereby approved, the colour of the cedar cladding hereby approved, 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'

Upon being put to the vote, the motion FELL.

The Chair proposed and Councillor Albon seconded that Members conduct a SITE VISIT.

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

(d) **A04 L/TH/21/1351 - West Cliff Terrace Mansions, Pegwell Road, RAMSGATE.**

PROPOSAL: Application for Listed Building Consent for the reinstatement of entrance gate piers.

It was proposed by Councillor Albon, seconded by Councillor Rusiecki and agreed that:

'THAT the officer's recommendation be adopted, namely:

That the application be APPROVED subject to the following conditions:

1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

**GROUND;**

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The proposed entrance gate piers hereby approved shall be located in the same position and be of the same design, scale, form and detailing as the former/existing entrance gate piers as annotated on the submitted plan numbered CR/21-22/108/02 received 25 August 2021.

**GROUND;**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

3 The proposed entrance gate piers hereby approved shall be constructed of brick with a Roman cement render finish, as annotated on the submitted plan numbered CR/21-22/108/02 received 25 August 2021, and confirmed in the email correspondence received from the applicant dated 29 October 2021.

**GROUND;**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

4 The existing original entrance post lanterns will be installed upon the proposed entrance gate piers hereby approved as annotated on the submitted plan numbered CR/21-22/108/02 received 25 August 2021, and confirmed in the email correspondence received from the applicant dated 29 October 2021.

**GROUND;**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.'

(e) **A05 FH/TH/21/1323 - 14 Osborne Terrace, MARGATE.**

PROPOSAL: Erection of a single storey rear extension.

It was proposed by Councillor Albon, seconded by Councillor Rusiecki and agreed that:

'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 21/531/JG/PL01 received 19 August 2021.

**GROUND;**

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extension 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.'

Meeting concluded: 19:55