

Planning Committee

Minutes of the meeting held on 21 September 2022 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Michael Tomlinson (Chair); Councillors Coleman-Cooke, Albon, J Bayford, Crittenden, Everitt, Garner, Hart, Keen, Pat Moore, Shrubbs, Wing and Wright

In Attendance: Councillor Towning

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Paul Moore and Rusiecki, in Councillor Moore's place was Councillor Wallin.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Hart proposed, Councillor Albon seconded and Members agreed that the minutes of the meeting held on 17 August 2022 be approved as a correct record.

4. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits will take place on 7th October 2022.

POINT OF INFORMATION

The Planning Applications Manager informed the Committee of an additional condition regarding the railings on Schedule item 4G and an update to the proposed condition on Schedule item 4J.

5. **A02 FH/TH/22/0433 9 WISHING TOWERS 18 EASTERN ESPLANADE MARGATE KENT CT9 3BG**

The Chair informed the Committee Members that this item had been withdrawn from that meeting agenda and will be reported back to a future planning committee meeting.

6. **A03 F/TH/22/0940 9 WISHING TOWERS 18 EASTERN ESPLANADE MARGATE KENT CT9 3BG**

The Chair informed the Committee Members that this item had been withdrawn from that meeting agenda and will be reported back to a future planning committee meeting.

7. **A01 F/TH/22/0560 ADDINGTON HOUSE BUSINESS CENTRE ADDINGTON PLACE RAMSGATE KENT CT11 9JG**

PROPOSAL: Change of use and conversion of existing offices/store buildings to provide 8no. self-contained flats, with erection of 2-storey front extension, alterations to windows and doors, and the provision of associated parking.

Mr John Gold 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 for the following reasons:

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).

The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 04577_RC03 Rev E, and 04577_RC04 Rev C, received 09 September 2022.

GROUND:

To secure the proper development of the area.

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 NPPF.

Prior to the first occupation of the development hereby permitted, the first floor windows within the eastern side elevation of the existing building (facing the neighbouring garage) shall be fixed shut and provided with acoustic and obscure glazing, to a minimum level of obscurity to conform to Pilkington

Glass level 4 or equivalent. The glazing as implemented shall be permanently retained thereafter.

GROUND:

To safeguard the residential amenities of the future occupiers of the development, in accordance with Policy QD03 of the Thanet Local Plan.

The first floor hallway window in the north western elevation of the flat development 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.

Prior to the first occupation of the flats hereby permitted, details of the clothes drying facilities shall be submitted to and approved in writing by the Local Planning Authority. The clothes drying facilities shall be provided in accordance with the approved details 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.

The refuse storage facilities, as specified upon the approved drawing numbered 04577_RC03 Rev E, shall be provided prior to the first occupation of the flats 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.

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 04577_RC03 Rev E, shall be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented and maintained as approved.

GROUND:

To enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations in accordance with paragraph 112 of the NPPF.

The bricks to be used in the erection of the extension hereby approved shall be of the same colour, finish and texture as those on the existing building.

GROUND:

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

Prior to the installation of the black metal windows and doors hereby approved, details and manufacturer's specification of the windows and doors 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

Prior the installation of the cladding on the external surfaces of the development hereby approved, details of the cladding shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved cladding 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

Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 04577_RC03 Rev E 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.

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.

The area shown on the approved plan numbered 04577_RC03 Rev E 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.

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

8. **A04 F/TH/22/0579 RICHBOROUGH ENERGY PARK SANDWICH ROAD RAMSGATE KENT CT13 9NL**

PROPOSAL: Extension of electricity battery storage facility to provide additional 249mw capacity including electrical plant and equipment, alterations to land levels, landscaping and associated works, following removal of existing wind turbine, site clearance and levelling.

Mr Patridge 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 for the following reasons:

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).

The development hereby approved shall be carried out in accordance with the submitted drawings numbered 05 Rev C, 06 Rev C, 07 Rev A, 08 Rev A and 09 Rev A received, 22 April 2022 and 03 Rev C received 04 July 2022.

GROUND:

To secure the proper development of the area.

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 upon birds within the adjacent SSSI
- (g) Dust control measures
- (h) Access arrangements
- (l) Details of anticipated number of hourly, daily and total HGV movements and timescale for the same
- (j) Details of the largest size of vehicle likely to visit the site
- (k) Details of any abnormal loads
- (l) Details of herras fencing to be erected along the site boundaries adjacent to the construction footprint.
- (m) Details of any required mitigation for protected sites

GROUND:

In the interests of highway safety, neighbouring amenity and protected species, in accordance with policies QD02 QD03 and SP30 of the Thanet Local Plan and the advice contained within the NPPF.

Prior to the commencement of any development on site a detailed ecological mitigation and habitat creation plan 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.

- o Updated Preliminary Ecological Survey (if existing survey data is over 2 years old)
- o Any specific species surveys recommended.
- o Overview of mitigation and habitat creation required.
- o Detailed methodology for the mitigation and habitat creation/enhancement.
- o Timing of the works
- o Details of who will implement the works
- o Interim management plan until site wide management plan has been impelmented.
- o Map showing the areas of the mitigation areas, habitat creation and enhancement areas

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.

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.

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.

Prior to the development being operational, a management plan 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.

- o Map showing the areas of the mitigation areas, habitat creation and enhancement areas to be managed.
- o Overview of management to be implemented.
- o Detailed management plan capable of being a 5 year rolling plan.
- o Details of how the management will be funded.
- o Who will carry out the works.

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.

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.

Ground levels should be raised to 3.0 mAOD across the entire site, elevating the development above the 2.89 mAOD flood level for the 0.5% AEP event including climate change to the year 2052.

GROUND:

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

Sensitive equipment should be located at least 300mm above the design flood level (2.89mAOD)

GROUND:

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

During the debate, the Chair called for the meeting to be adjourned at 20:02 and resumed at 20:08.

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

9. **A05 FH/TH/22/0894 54 STONE ROAD BROADSTAIRS KENT CT10 1DZ**

PROPOSAL: Erection of two storey front and rear extension, together with 4 roof lights, ground floor terrace and first floor balcony and alterations to external materials.

Mr Robin Curtis spoke in objection to 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 for the following reasons:

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).

The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered 04 A, 05, 06, 07 and 08.

GROUND:

To secure the proper development of the area.

Prior to the construction of the external surfaces of the development hereby approved, details and manufacturer's specification of the external materials 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.

Prior to the first use of the ground floor rear roof terrace hereby permitted a privacy screen at a height of 1.8m to the eastern side (adjacent boundary to no. 52A Stone Road) shall be erected and thereafter maintained.

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.

The front brick and flint boundary wall shall be retained as part of this development.

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 was declared **CARRIED**.

10. **A07 F/TH/22/0494 JOSS GAP ROAD BROADSTAIRS KENT**

PROPOSAL: Formation of a footpath on the south side of Joss Gap Road between Convent Road and the existing shared pedestrian and cycle facility, together with the erection of a 2m high timber fence and planting.

Mr Poltera spoke in favour of the application.

Ms McKenzie spoke in objection 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 for the following reasons:

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).

The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 1000007350-300-PLANTING STRATEGY Rev A received, 07 April 2022, Planning Statement, 1000007350-003-02 REV D, 1000007350-003-01 REV D, 1000007350-003-03 REV 0 received 01 July 2022.

GROUND:

To secure the proper development of the area.

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 use 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.

Prior to the commencement of any tree pruning works in association with the approved development a pre commencement bat scoping survey must be completed and submitted to and approved in writing by the Local Planning Authority. The survey will identify details of any further surveys and/or mitigation which is required to be implemented prior to or during the tree pruning works. All works must be carried out in accordance with the approved details.

GROUND:

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

Prior to the installation of the black railings hereby approved, design details of the railings 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 the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02, SP24, SP25 and SP26 of the Thanet Local Plan.

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

11. **A06 FH/TH/22/1039 19 CHURCH ROAD RAMSGATE KENT CT11 8RF**

PROPOSAL: Installation of door to front elevation together with infilling existing door to side elevation with panel and installation of window to side elevation.

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

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

That the application be refused for the following reasons:

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).

The development hereby approved shall be carried out in accordance with the submitted drawings numbered 03,08, 09 and the Design and Access Statement received on 27th July 2022 and drawing number 07 received on 5th August 2022.

GROUND:

To secure the proper development of the area.

Prior to the installation of any external windows and doors, joinery and glazing details 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 secure a satisfactory external treatment and to safeguard the special character and appearance of the Conservation Area in accordance with HE02 and QD02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

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

12. **A08 F/TH/22/0889 60 NORTHUMBERLAND AVENUE MARGATE KENT CT9 3BJ**

PROPOSAL: Variation of conditions 2 and 3 of planning permission F/TH/20/1044 for the "Erection of a two storey 5 bed dwelling following demolition of existing bungalow" to allow alterations to materials, and fenestration and removal of chimney stack

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 for the following reasons:

The proposed development shall be carried out in accordance with drawing numbered 18.045-13 received 22 February 2021, amended drawings numbered 18.045-11A received 08 March 2021 and 18.045.10C and 18.045.12H received 3 August 2022.

GROUND:

To secure the proper development of the area.

The external materials and external finishes to be used in the development hereby approved shall accord with the proposed materials and external finishes as annotated and illustrated on drawing numbered 18.045-12H received 3 August 2022.

GROUND:

To secure a satisfactory external treatment in the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan and advice contained within the NPPF.

The first and second floor windows in the western rear elevation and the first floor window in the northern side elevation of the dwelling hereby approved shall be non-opening up to a height of 1.7m above internal finished floor level and 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.

No further enlargements or alterations to the dwelling, house or erection of outbuildings whether approved by Class B, or E 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 ensure a satisfactory external treatment, in the interests of the visual amenities of the locality and to safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policies QD02 and QD03 of the Thanet Local Plan.

No further first floor windows shall be installed or inserted into the western elevation of the dwelling, house whether approved by Class A 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 in accordance with Policy QD03 of the Thanet Local Plan.

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

13. **A09 FH/TH/22/1032 71 WEST DUMPTON LANE RAMSGATE KENT CT11 7BX**

PROPOSAL: Erection of 2.7m boundary wall to part of boundary wall to rear garden following demolition of existing

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 for the following reasons:

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).

The boundary wall hereby approved shall be carried out in accordance with the submitted drawings numbered 22/572/MG/PLO1 Rev A

GROUND:

To secure the proper development of the area.

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

14. **A10 DM/TH/22/1181 GARAGE BLOCKS AT TOMLIN DRIVE MARGATE KENT**

PROPOSAL: Application for prior notification of proposed demolition of 36no garages

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 for the following reasons:

The development shall be carried out in accordance with the details within the Construction Environmental Management Plan, Demolition Method Statement and actions in the asbestos survey received 20th September 2022.

GROUND:

In the interests of residential amenity in accordance with Thanet Local Plan Policy QD03.

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

Meeting concluded: 9.38 pm