

Planning Committee

Minutes of the meeting held on 19 October 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, Paul Moore, Rusiecki, Shrubb and Wright

15. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Pat Moore.

16. DECLARATIONS OF INTEREST

There were no declarations of interest.

17. MINUTES OF PREVIOUS MEETING

Councillor Shrubb proposed, Councillor Keen seconded and Members agreed that the minutes are a correct record of the committee meeting that was held on 21 September 2022.

18. AGENDA ITEM - PLANNING APPLICATION FH/TH/22/0797 - 26 GRENVILLE WAY, BROADSTAIRS

Members had at a previous Planning Committee meeting considered the application and determined to defer the application back to officers to seek an amendment for the rear extension, before returning the application to the Planning Committee for determination.

Amended plans had been received by officers from the applicant which retain the front extension and the rear garage extension, but omits the single storey rear extension to the dwelling. A separate application for the rear extension to the dwelling had been submitted under a Lawful Development Certificate application, which has been granted. This application was therefore reported back to the Planning Committee for determination of the front extension and rear extension to the garage.

Councillor Tomlinson proposed, Councillor Coleman-Cooke seconded and Members APPROVED the amended plans with an agreement of approved plan condition that shall read as follows:

“The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered BDG 976B received 24 August 2022.”

19. SCHEDULE OF PLANNING APPLICATIONS

(a) **A01 F/TH/22/1070 - Hartsdown Leisure Centre Hartsdown Park, Margate**

PROPOSAL: Installation of replacement of roof covering

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

1. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 18161/A1/006 Rev P1, and 18161/A1/005 Rev P1, received 01 August 2022, and plans numbered, 18161/A1/005 Rev P2, and 18161/A1/008 Rev P1, received 12 August 2022. To secure the proper development of the area;
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND

To secure the proper development of the area.

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

(b) **D02 F/TH/22/0653 - Land to the North of Fairlawn Road and the West of Northwood Road Broadstairs**

PROPOSAL: Variation of condition 8 of planning consent F/TH/21/1732 Erection of 6no. dwellings (4no four bedroom dwellings and 2no three bedroom dwellings) with associated access, parking and landscaping to allow for the use of Fairlawn Road for construction traffic.

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

Defer & Delegate for approval subject to the submission of a signed legal agreement securing the required planning obligations within 6 months and the following conditions:

1. The development hereby permitted shall be begun before the 13th April 2025.

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 plan numbered 119A_041.PL1.3 (hard surfacing), received 04 March 2022; the revised plans numbered 119A_006.PL1.2 (site plan), 119A_040.PL1.2 (site access), and 119A_042.PL1.2 (soft landscaping), received 24 February 2022; the plans numbered 119A_025.PL1, 119A_026.PL1, 119A_027.PL1, 119A_028.PL1, 119A_030.PL1, 119A_031.PL1, and 119A_032.PL1, received 07 February 2022; the plan numbered 119A_011.PL1, received 25 November 2021; the

plan numbered 119A_050.PL1, received 10 November 2021; and the plans numbered 119A_010.PL1, 119A_012.PL1, 119A_013.PL1, 119A_014.PL1, 119A_020.PL1, 119A_021.PL1, 119A_022.PL1, and 119A_023.PL1, received 08 November 2021.

GROUND

To secure the proper development of the area.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014 Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND

In the interests of amenity for future occupiers in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

All hard and soft landscape works shall be carried out in accordance with the approved hard and soft landscaping plans. 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.

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.

The ecological enhancements as identified on plan numbered 119A_042.PL1.2 shall be provided prior to the first occupation of the development hereby permitted. The ecological enhancements shall therefore be 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.

The development hereby permitted shall be constructed in accordance with the construction management plan, including Appendices 1-5, received 5th October 2022. The mitigation works identified within the construction management plan shall be maintained until construction works are complete.

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.

Prior to the first occupation of the development, the area shown on plan numbered 119A_006.PL1.2 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 NPPF.

Prior to the installation of the boundary treatment to the northern boundary of the site, details of the height, design and materials of the boundary (which may include a retaining wall), and shall provide an opening for a pedestrian link as indicated on plan numbered 119A_006.PL1.2 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved boundary details.

GROUND

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

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 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 12 No further rear extensions to plot 6, 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.

The refuse storage facilities as specified upon the approved drawing numbered 119A_006.PL1.2 shall be provided prior to the first occupation of the dwellings 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.

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.

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) **D03 F/TH/22/0602 - Addington Street Garage 1 - 2 Westcliff Works Addington Place Ramsgate**

PROPOSAL: Erection of 4No part 3-storey, part 2-storey, 3-bed terraced dwellings, with associated parking and amenity space, and retention of existing flint wall along Hertford Place, following demolition of existing Class B2 workshop

It was proposed by the Chair and seconded by the Vice Chair to Defer & Delegate for approval subject to the submission of a signed legal agreement securing the required planning obligations within 6 months 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).

The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 482-PLN-213 Rev A, 482-PLN- 210 Rev E, and 482-PLN-200 Rev D, received 12 September 2022, and plan numbered 482- PLN-211 Rev B, received 16 June 2022.

GROUND

To secure the proper development of the area.

Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure 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 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.

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 482-PLN-210 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.

Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 482-PLN-210 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.

The refuse storage facilities as specified upon the approved drawing numbered 482- PLN-210 Rev E shall be provided prior to the first occupation of the development 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 482-PLN-210 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 second floor window in the northern rear elevation of the 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.

No further extensions or alterations, whether approved by Classes A, B, C, D 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 safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

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 samples 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.

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 13 Prior to the installation of the aluminium 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 14 Prior to the first occupation of the development hereby

approved, full details of both hard and soft landscape works, to include of species, size and location of new trees, shrubs, hedges and grassed areas to be planted of the treatment proposed for all hard surfaced areas beyond the limits of the highway of 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.

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.

The existing flint wall on the northern boundary of the site adjoining Hertford Place shall be retained, with the partially demolished section of the wall reconstructed using flint and brickwork. A detailed elevation plan of the wall, along with details of the pointing, shall be submitted to, and approved in writing by, the Local Planning Authority. The wall shall be reconstructed in accordance with the approved details.

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.

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

Meeting concluded: 7.40 pm