

Planning Committee

Minutes of the meeting held on 16 November 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, Pat Moore, Paul Moore, Rusiecki, Wing and Wright

In

Attendance: Councillor Pugh

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Keen and Shrubb. Councillor Currie substituted Councillor Keen.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Paul Moore proposed, Councillor Crittenden seconded and Members agreed that the minutes of the meeting held on 19 October 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 2nd December 2022.

POINT OF INFORMATION

The Planning Applications Manager outlined for the committee information regarding item 4A:

A01 F/TH/22/0858 - Reclamet Ltd., Woodchurch Road, Birchington, Kent, CT7 0HL

(a) **A01 F/TH/22/0858 - Reclamet Ltd., Woodchurch Road, Birchington, Kent, CT7 0HL**

PROPOSAL: Variation of Condition 7 attached to Planning Permission F/TH/04/0050 for the "Change of use and creation of hardstanding for storage of accident damaged vehicles with associated landscaping" to stack vehicles to a maximum height of 5.5 metres.

Mr Tony Michael spoke in favour of the application.

Councillor Pugh spoke against the application under 20.1.

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 the submitted application and the approved drawing numbered 003B.

GROUND:

To secure the proper development of the area.

The height of vehicles stored on the site shall not exceed 5.5m.

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 and SP26 of the Thanet Local Plan.

A scheme of landscaping to show new boundary planting on the southern boundary of the site to include areas including that shown on drawing numbered 003B shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include species, size and location of new trees and/or hedges to be planted. The scheme of landscaping to be agreed as part of this application shall be begun during the first available planting season following the increased stacking height hereby granted. It shall thereafter be maintained by the site owner for a period of five years. Any tree or shrub planted in accordance with the scheme which becomes damaged or diseased, or dies or is removed within the five years shall be replaced during the next planting season.

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 and SP26 of the Thanet Local Plan.

There shall be no direct discharge to ground water, a controlled water source.

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.

No soakaway shall be sited in or allowed to discharge into contaminated land.

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.

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any water course, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

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.

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

(b) **D02 F/TH/22/0756 - Miles and Barr, 43-45 High Street, Broadstairs, Kent, CT10 1JR**

PROPOSAL: Retrospective application for the erection of a second floor extension to form 1No self contained flat.

Mr Castle spoke against 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:

Defer and delegate for approval following securing the SPA contribution with late payment amount included to mitigate the impact on development on the site on the SPA and subject to safeguarding conditions:

The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered 22/569/JG/PL02, 22/569/JG/PL03, 22/569/JG/PL05, 22/569/JG/PL06, 22/569/JG/SK01 (received 01/09/22), 22/569/JG/SK02 (received 01/09/22) and Specification Works to the external facade (received 01/09/22).

GROUND:

To secure the proper development of the area.

Prior to the first occupation of the unit hereby approved, full details of the secure cycle storage shall be submitted to and approved in writing by the

Local Planning Authority. The scheme as agreed shall be provided in full accordance with the approved details and thereafter retained.

GROUND:

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

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

It was proposed by Cllr. Albon and seconded by Cllr. Coleman-Cooke:

"The proposed development, by virtue of its height, design and relationship with the adjacent church, would appear cramped, contrived and incongruous within the streetscene, failing to respect and enhance the character of the area, contrary to Thanet Local Plan Policy QD02, Broadstairs and St Peters Neighbourhood Plan Policy BSP9 and paragraph 130 and 135 of the National Planning Policy Framework."

and

"The proposed development will result in increased recreational pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to Policy SP29 of the Thanet Local Plan, Paragraphs 174, 180 and 181 of the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended)."

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

Meeting concluded: 7.50 pm