

## Planning Committee

### Minutes of the meeting held on 14 December 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, Garner, Hart, Keen, Pat Moore, Paul Moore, Rusiecki, Wing, Wright and Wallin

**In**

**Attendance:** Councillor Bailey

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

Apologies were received from Councillors Shrubbs and Everitt. Councillor Shrubbs substituted Councillor Wallin.

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

There was one declaration of interest from Councillor Wing, regarding item 4E.

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

Councillor Albon proposed, Councillor Coleman-Cooke seconded and Members agreed that the minutes of the meeting held on 16 November 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 6th January 2023.

#### **POINT OF INFORMATION**

The Planning Applications Manager spoke to the committee regarding item 4E:

*A05 FH/TH/22/1304 - 53 Addington Street, Ramsgate, Kent, CT11 9JJ*

(a) **A01 OL/TH/21/1976 - All Saints Industrial Estate, All Saints Avenue, Margate, Kent, CT9 5TJ**

**PROPOSAL:** Outline application for the erection of 58 light industrial units (Use Class E(g)) and associated parking including access, appearance, layout and scale.

Mr Peter Hodgman spoke against the application.

Ms Hannah Gagen spoke against the application.

Following discussion, the original proposal was withdrawn from the planning committee.

Councillor Albon proposed, Councillor Crittenden seconded and Members agreed:

*“Officers to seek additional information on turning within the site and a reduction in the number of units to increase parking and turning available, to be brought back to members for determination.”*

(b) **A02 F/TH/22/0953 - Land South of Millennium Way, Broadstairs, Kent**

**PROPOSAL:** Erection of a two storey 66-bed care home (Use Class C2) with associated services, car parking and landscaping with access onto Northwood Road following demolition of existing building

Mr Thorpe spoke in favour of the application.

Mr Heeney 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 subject to the following safeguarding conditions:

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 drawing numbered CT10 2NH-A-03A, received 29 November 2022; drawings numbered CT10 2NH-A-05.1, CT10 2NH-A-05, CT10 2NH-A-04-A, SDL- 033.2,SDL-090.3C, and CYSH-PREM-2250 X 3000 X 2100, received 11 July 2022; and plans numbered AMA/21510/SK002 and AMA/21510/SK/001, received 26 October 2022.

**GROUND:**

To secure the proper development of the area.

No development shall take place (except for demolition and vegetation clearance) 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.

Development shall not begin in any phase (except for demolition/ site clearance) 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 without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.
- The final discharge rate from the site shall be a minimum of a 50% reduction in the peak runoff rate over the current rate to reduce peak discharge to the receiving sewer.

The drainage scheme shall be implemented in accordance with the approved details.

**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.

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.

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.

Prior to the first occupation of the development hereby approved, details of the design of the 3no. electric vehicle charging points, to be located as shown on the approved plan numbered CT10 2NH-A-03A, 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.

No development shall take place (including ground works, vegetation clearance) until a construction environmental management plan (CEMP (Biodiversity)) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) should incorporate the mitigation measures detailed in the Native Ecology Preliminary Ecological Appraisal dated 29th April 2022. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of 'biodiversity protection zones';
- c) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period in accordance with the approved details.

**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.

Prior to the installation of any external lighting a "lighting design strategy for biodiversity" for the site boundaries has been 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, in accordance with Policy SP30 of the Thanet Local Plan and the advice as contained within the NPPF.

Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- Species, size and location of new trees, shrubs, hedges and grassed areas to be planted. This shall include native hedge planting to the north, west and southern boundaries, and a line of trees adjacent to the eastern boundary of the site;
- The treatment proposed for all hard surfaced areas beyond the limits of the highway, which shall include the use of paving to all parking spaces, as agreed by the agent in correspondence received 2nd December 2022;
- Walls, fences, other means of enclosure proposed;
- Ecologically sensitive soft landscaping that includes the retention and enhancement of existing vegetation where possible, in accordance with the guidance contained within the Preliminary Ecological Appraisal (Native Ecology, 2022);
- ecological enhancements including bat/bird boxes;
- retention of the existing landscape buffer adjacent to the southern boundary of 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 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.

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.

Prior to the first use of the development hereby permitted, the vehicular access and associated vehicle crossing point onto Northwood Road, and the pedestrian crossing, including dropped kerb and tactile paving, as shown on the approved plan numbered AMA/21510/SK002 should be completed and made operational.

**GROUND:**

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

Prior to the first use of the development hereby approved visibility splays of 2.4 x 43 metres shall be provided to the access on to Northwood Road as shown on the approved plan no AMA/21510/SK/001 with no obstructions over 1 metre above carriageway level within the splays, which shall thereafter be maintained.

**GROUND:**

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

The area shown on the approved plan numbered CT10 2NH-A-03A 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 development 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. CT10 2NH-A-03A and and CYSH-PREM-2250 X 3000 X 2100 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 timescales and targets as set out within the travel plan received 7th July 2022 shall be implemented in full prior to and concurrently with the first use of the building hereby approved.

**GROUND:**

To facilitate the use of alternative means of transport in accordance with Policy TP01, SP43 and the advice contained within the NPPF.

The development hereby permitted shall be constructed using red brick, render, timber effect composite cladding, concrete roof tiles, and anthracite window frames, as confirmed by the agent in correspondence received 2<sup>nd</sup> December 2022, 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 construction of the external surfaces of the development hereby approved samples the materials to be used in the construction of the building(s) 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.

All new window and door openings shall be set within a reveal of not less than 75mm.

**GROUND:**

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

The refuse storage facilities as specified upon the approved drawing numbered CT102NH-A-03A and SDL-033.2 shall be provided prior to the first occupation of the care home 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, including site clearance, shall be carried out in accordance with the mitigation measures as set out within section 9 of the Preliminary Ecological Appraisal (Native Ecology 29th April 2022).

**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.

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

(c) **A03 FH/TH/22/0946 - 20 St Marys Avenue, Margate, Kent, CT9 3TN**

**PROPOSAL:** Erection of two storey front extension and single storey side and rear extension with juliette balcony to rear together with 4 No roof lights following demolition to existing conservatory and garage.

Ms Beautridge 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:

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 PL04 Rev H, PL05 Rev C, PL06 Rev D, PL07 and PL08 and dated 20 October 2022.

**GROUND:**

To secure the proper development of the area.

The roof tiles and facing brickwork to be used in the development hereby approved shall be of the same colour, finish and texture as those on the existing property with white coloured render on the front extensions, as shown on amended drawing numbered PL06 Rev D and dated 20 October 2022.

**GROUND:**

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

The flat roof area of the extension shall not be used as a roof terrace, 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**.

(d) **A04 FH/TH/22/1258 - 31 Southwood Road, Ramsgate, Kent, CT11 0AJ**

**PROPOSAL:** Erection of single storey side and rear extension together with the erection of single storey double garage and decking to rear.

Mr Jillings 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 Rev B dated 15 November 2022.

**GROUND:**

To secure the proper development of the area.

The use of the garage, hereby approved, shall be limited to purposes ancillary to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for independent business or commercial purposes.

**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**.

(e) **A06 F/TH/22/0957 - The Outlook, Foxborough Lane, Minster, Ramsgate, Kent**

**PROPOSAL:** Retrospective application for the change of use from agricultural land to garden area together with the erection of a boundary fence and outbuilding.

Mr Vine spoke in favour of the application:

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

‘THAT the officer’s recommendation to approve the application be adopted’.

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

(f) **D12 F/TH/22/0634 - 4 York Street, Broadstairs, Kent, CT10 1PD**

**PROPOSAL:** Erection of part single and part two storey building to provide one bed maisonette following part demolition of existing building, retaining shop and frontage.

Ms Blythe spoke in favour of the application

Cllr. Bailey 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 deferred and delegated for approval within 6 months subject to the receipt of a signed unilateral undertaking securing the SPA contribution and the following safeguarding conditions::

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 451-PLN-100 Rev A (received 30/06/22), 451-PLN-200 Rev C (received 30/06/22) and 451 LOC-002 Rev D.

**GROUND:**

To secure the proper development of the area.

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 Policies HE02 and QD02 of the Thanet Local Plan.

Details of the biodiversity sedum roof shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

These details shall include:

- Precise details of the substrate base;
- Sample of the planted/seeded mix, shall be submitted to the Local Planning Authority. The agreed mix of species shall be sown within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting, and shall contain no more than a maximum of 25% sedum);and
- A landscape maintenance scheme.

The sedum roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The sedum roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

**GROUND:**

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Policy SP30 of the Thanet Local Plan.

Prior to the first occupation of the first use hereby permitted, details of the secure bike and refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The details 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 Policies QD03 and TP03 of the Thanet Local Plan.

Notwithstanding the submitted drawings the existing flint wall on the western boundary of the site adjoining Serene Court shall be retained.

**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.

The flat roof area hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of a further specific planning permission.

**GROUND:**

In order that the Local Planning Authority may retain control over the development in the interests of residential amenities of the locality in accordance with the National Planning Policy Framework.

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 standards 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.

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**.

(g) **A05 FH/TH/22/1304 - 53 Addington Street, Ramsgate, Kent, CT11 9JJ**

**PROPOSAL:** Erection of first floor rear extension with Juliet balcony and 1No roof lantern to rear, together with railings to front elevation and alterations to roof.

It was proposed by Councillor Albon and seconded by Councillor Rusceki:

'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 PL/04A, SP LP and the Design and Access Statement received on 26th September 2022 and drawings numbered PL/03 B and PL/05 received on 10th October 2022.

**GROUND:**

To secure the proper development of the area.

Prior to the installation of any external windows and doors, 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 advice as contained within the National Planning Policy Framework.

Prior to the construction of the external surfaces of the development hereby approved, a sample 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 sample 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.

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

(h) **A07 FH/TH/22/1285 - 69 Westfield Road, Margate, Kent, CT9 5PA**

**PROPOSAL:** Retrospective application for the erection of 1No. rear dormer together with alteration to roof from hip to gable and installation of side window to facilitate loft conversion following removal of existing side dormer.

It was proposed by Councillor Albon and seconded by Councillor Rusceki:

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

That the application be approved for the following reasons:

The development hereby approved shall be carried out in accordance with the submitted drawings numbered AL/2A and AL/3 received 20 October 2022.

**GROUND:**

To secure the proper development of the area.

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

(i) **A08 F/TH/22/1175 - 1-13 Churchfields, Margate, Kent**

**PROPOSAL:** Erection of 3No. bin stores together with recycle collection unit and 8No storage units following the demolition of existing derelict concrete stores and canopies.

It was proposed by Councillor Albon and seconded by Councillor Rusceki:

'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 2011/PL/08, 2011/PL/09, 2011/PL/10, 2011/PL/11, 2011/PL/12, 2011/PL/13 received 26 August 2022 and 2011/PL/14 received 15 September 2022.

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

(j) **A09 L/TH/22/1171 - 5A Royal Crescent, St Augustines Road, Ramsgate, Kent, CT11 9PD**

**PROPOSAL:** Application for Listed Building Consent for internal alterations to facilitate change of use of a one bedroom ground floor flat and lower ground floor storage area into a 2 bedroom flat by reinstatement of staircase and internal alterations.

It was proposed by Councillor Albon and seconded by Councillor Rusceki:

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

That the application be approved for the following reasons:

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).

Prior to the installation of the proposed internal doors details of the proposed 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:**

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

Prior to the installation of the proposed internal window details of the proposed window 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:**

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

Prior to the installation of the proposed fireplace surrounds details of the proposed fireplace surrounds 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:**

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

Prior to the installation of the proposed raised bathroom floor details of the construction and finish of the floor 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:**

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

Prior to the installation of new skirting, coving and mouldings detailed drawings at a scale of 1:5 of all new internal joinery work and fittings, including 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:**

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

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

- (k) **A10 F/TH/22/1170 - 5A Royal Crescent, St Augustines Road, Ramsgate, Kent, CT11 9PD**

**PROPOSAL:** Change of use of a one bedroom ground floor flat and lower ground floor storage area into a 2 bedroom flat by reinstatement of staircase and internal alterations.

It was proposed by Councillor Albon and seconded by Councillor Rusceki:

‘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 PP\_099 received 25 August 2022 and, PP\_100 received 23 September 2022.

**GROUND:**

To secure the proper development of the area.

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

- (l) **A11 DM/TH/22/1529 - Depot, Jackey Bakers Recreation Ground, Highfield Road, Ramsgate, Kent**

**PROPOSAL:** Application for prior notification of proposed demolition of store/workshop.

It was proposed by Councillor Albon and seconded by Councillor Rusceki:

‘THAT the officer’s recommendation that prior approval is not required be adopted:

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

Meeting concluded : 9.53 pm