

Planning Committee

**Minutes of the meeting held on 19 April 2023 at 7.00 pm in Council Chamber,
Council Offices, Cecil Street, Margate, Kent.**

Present: Councillor Michael Tomlinson (Chair); Councillors J Bayford, Crittenden, Everitt, Garner, Keen, Paul Moore, Rusiecki, Shrubbs, Towning, Wallin, Wing and Wright

**In
Attendance:**

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Albon, Coleman-Cooke and Pat Moore.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

Councillor Bayford proposed, Councillor Rusiecki seconded and Members agreed that the minutes of the meeting held on 15 March 2023 be approved as a correct record.

4. UPDATE FOR F/TH/22/1284 - THE OLD FORGE, HIGH STREET, GARLINGE, MARGATE, KENT (SITE VISIT)

PROPOSAL: Erection of 4no. 3 bed detached dwellings with associated access and landscaping following the demolition of a side extension to the existing dwelling.

Councillor Boyd spoke against the application under Council Rule 20.1.

It was proposed by the Chair and seconded by Councillor Shrubbs:

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 – The development hereby approved shall be carried out in accordance with the submitted drawings numbered 06D, 07, 08, 09, 10A, 11A, 12, 13, 14, 15 and 16 B.

GROUND:

To secure the proper development of the area.

3 – The construction of the site shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) received 24th March 2023 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of highway safety, neighbouring amenity and heritage, in accordance with Policies QD03 and HE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4 – Prior to their installation written and illustrative details of the type of Electric vehicle charging points (EVCP) shall be submitted to and approved in writing by the local planning authority before any of the units are first brought into use. The EVCP shall be maintained and kept in good working order thereafter as specified by the manufacturer.

GROUND:

To protect air quality, in accordance with Policy SE05 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

5 – The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing with the Local Planning Authority.

GROUND:

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

6 – The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110 litres/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 110 litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

7 – 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.

8 – The areas shown on the approved plans 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 National Planning Policy Framework.

9 – Prior to any above ground development of any dwelling hereby approved hereby approved the access shown on the approved plan 06D shall be constructed and thereafter retained for use by the approved dwellings.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

10 – Prior to the first occupation of the development hereby permitted, details of the arrangements for waste and recycling storage and collections shall be submitted to and approved in writing by the Local Planning Authority. These details shall include arrangements for waste and recycling to be stored and collected from within the new development. The arrangements and measures shall be provided in accordance with the approved details and thereafter maintained.

GROUND:

In the interests of highway safety, and the living conditions of future occupants, in accordance with Policy QD03 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

11 – No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

(i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority;

(ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable 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.

12 – The drainage of the site shall be carried out in accordance with the drainage details received on the 21st September 2022 unless otherwise agreed in writing with the Local Planning Authority.

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 National Planning Policy Framework.

13 – The external surfaces of the dwellings hereby permitted shall be built in accordance with the materials schedule submitted on the 19th January 2023 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.

14 – Prior to the first use of the access road, hereby approved full details of the fence to its southern boundary shall be submitted to, and approved in writing by the Local Planning Authority. This fence shall be installed prior to the first use of the access and thereafter retained.

GROUND:

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

15 – 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,
- The materials proposed for all hard surfaced areas beyond the limits of the Highway, including type and colour and including the area of parking for the old forge,
- Walls, fences, other means of enclosure proposed,

- The precise location and design of any replacement/retained signage for the public bridleway,
- Ecological enhancements to be provided within the site shall be submitted to, and approved in writing by, the Local Planning Authority following consultation with Kent County Council Public Rights of Way team.

shall be submitted to, and approved in writing by, the Local Planning Authority following consultation with Kent County Council Public Rights of Way team.

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.

16 – 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.

17 – The bathroom and landing windows in the first floor rear elevation of unit 1 hereby approved shall be non-opening below 1.73m above the finished internal 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 the first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

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

5. UPDATE FOR OL/TH/21/1976 – ALL SAINTS INDUSTRIAL ESTATE, ALL SAINTS ROAD, MARGATE

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

It was proposed by the Chair and seconded by Councillor Shrubbs:

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

1 – Approval of the details of the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 – Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 – Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 – The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 – The proposed development shall be carried out in accordance (for access, appearance, layout and scale) with the submitted application as amended by the revised plans numbered 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13 and 15 received 23 December 2021, 20 received 16 August 2022, 17 Rev B, 18 Rev B and 19 Rev B received 20 October 2022 and and 01 Rev E, 22 and J7/01043 received 16 February 2023.

GROUND:

To secure the proper development of the area.

6 – 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 be based upon the principles Flood Risk Assessment prepared by BJB dated May 2016 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 and 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 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.

7 – No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report for that phase, 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.

8 – Details pursuant to condition 1 (landscaping) shall show a permeable material for all hard surface areas to be created within the site.

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.

9 – Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

GROUND:

To protect vulnerable groundwater resources in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

10 – No development shall commence until a site characterisation and remediation scheme has been submitted to and approved in writing by the Local Planning Authority and the remediation scheme has been implemented in accordance with the approved details. The site characterisation, remediation scheme and implementation of the approved remediation scheme shall be carried out in accordance with the following criteria (a) Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority, and shall include:

- A survey of the extent, scale and nature of contamination
- An assessment of the potential risks to
- Human health
- Property
- Adjoining land
- Groundwaters and surface waters
- Ecological system
- An appraisal of remedial options and a recommendation of the preferred options

The site characterisation report shall be conducted in accordance with British Standards and current DEFRA and Environment Agency best practice.(b) Submission of remediation scheme A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site cannot be considered as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.(c) Implementation of Approved Remediation

Scheme The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of the development other than that required to carry out remediation. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the proposed site investigation, remediation and 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.

11 – No development shall take place until the method of piling foundations has been submitted to and agreed in writing by the Local Planning Authority. Any such piling shall thereafter be undertaken in accordance with the agreed details.

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.

12 – 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.

13 – Details pursuant to condition 1 (landscaping) shall include details of, an ecologically-sensitive clearance method of the sparse grassland and open-mosaic habitat on the site.

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.

14 – Prior to the installation of any external lighting on the development hereby approved, a "lighting design strategy for biodiversity" for the site boundaries shall be 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.

15 – Details pursuant to condition 1 (landscaping) shall include full details of ecological enhancements, required to be provided within the site to demonstrate net-gain to biodiversity to include an ecologically sensitive soft landscaping plan where vegetation is retained and enhanced on-site where possible.

GROUND:

To ensure the site makes a positive contribution to biodiversity, in accordance with policy SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

16 – 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.

17 – Prior to the first occupation IN of the development hereby permitted, all off-site highway works as shown on approved drawing no. 01 Rev C and 17 Rev B received 20 October 2022 unless otherwise agreed in writing by the Local Planning Authority, shall be completed and made operational.

GROUND:

In the interests of highway safety and to mitigate any adverse transport impact in accordance with Policy TP01 of the Thanet Local Plan and the advice contained within the NPPF.

18 – Prior to the first use of the site the vehicle loading/unloading and turning facilities shown on the submitted plan numbers 01 Rev C, 17 Rev B, 18 Rev B and 19 Rev B received 20 shall be provided and permanently retained.

GROUND:

In the interests of highway safety, in accordance with Policy TP08 of the Thanet Local Plan.

19 – 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 01 Rev C, 17 Rev B, 18 Rev B and 19 Rev B received 20 October 2022 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 SP14, SP45 and SE05 of the Thanet Local Plan and the advice as contained within the NPPF.

19 – Prior to the first use of the development, the secure cycle parking facilities, as shown on approved drawing no. 01 Rev C, 17 Rev B, 18 Rev B and 19 Rev B received 20 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.

20 – The areas shown on the approved plan numbered 01 Rev C, 17 Rev B, 18 Rev B and 19 Rev B received 20 October 2022 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 use 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.

20 - The premises hereby approved shall not be used other than between the hours of 0700 to 1800 Monday to Friday and 0900 to 1800 Saturday.

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.

21 – The development hereby approved shall be used as commercial units falling within Use Class E(g) and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND:

To secure the proper development of the area in accordance with Thanet Local Plan Policies E01 and SP05.

22 – Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no development shall take place under Class MA in Schedule 2 Part 3 of that order (or any Order revoking and re-enacting that Order) in relation to the development hereby approved.

GROUND:

To secure the proper development of the area in accordance with Thanet Local Plan Policies E01 and SP05, which allocates the allocation site for employment uses only.

23 – The development hereby permitted shall be constructed using brick, metal cladding, and glazed blocks, design and access statement received 26 January 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.

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

6. SCHEDULE OF PLANNING APPLICATIONS

(a) A01 R/TH/22/1650 - Land At New Haine Road, Ramsgate, Kent

PROPOSAL: Reserved matters application for the approval of layout, scale, landscaping and appearance for the erection of 117no. dwellings (Phase 2) including infrastructure, earthworks, drainage, equipped play and associated access pursuant to Hybrid planning permission F/TH/21/0417 comprising of outline planning with all matters reserved (except for access) for up to 322no.

residential dwellings, and full planning for 178no. residential dwellings (Phase 1)

Ms Tamplin spoke in favour of the application.

It was proposed by the Chair and seconded by the Councillor Shrubbs:

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

1 – The development hereby approved shall be carried out in accordance with the submitted drawings:

- 2205.01 Planning layout Rev P
- 2205.Win.01 Winterton Rev C
- 2205.Win.02 Winterton Rev B received 11 April 2023
- 2205.03 Materials Plan Rev D
- 2205.04 Street Scenes Rev C
- 2205.TEW.01 Tewksbury & Coach House Rev E
- 2205.TEW.02 Tewksbury & Coach House Rev D
- 2205.TEW.03 Tewksbury & Coach House Rev C
- 2205.THA.01 Thanet Rev C
- 2205.THA.05 Thanet 3-Block Rev B
- 2205.WES.01 Westbrook Rev B
- 2205.WES.02 Westbrook Rev B
- 2205.WES.03 Westbrook Rev B received 16 March 2023
- 2205.THA.06 Thanet 3-Block Rev B
- 2205.THA.07 Thanet 3-Block Rev B received 12 January 2023
- 2205.SG.01 Single Garage Rev A
- 2205.TG.01 Twin Garage Rev A
- 2205.ALD.01 Alder Rev A
- 2205.ALD.02 Alder Rev A
- 2205.CUL.01 Culver Rev A
- 2205.CUL.02 Culver Rev A
- 2205.ELM.01 Elmswell Rev A
- 2205.ELM.02 Elmswell Rev A
- 2205.ELM.03 Elmswell Rev A
- 2205.FOX.01 Foxglove Rev A
- 2205.FOX.02 Foxglove Rev A
- 2205.FRA.01 Frampton Rev A
- 2205.FRA.02 Frampton Rev A
- 2205.HAZ.01 Hazelborough Rev A
- 2205.HAZ.02 Hazelborough Rev A
- 2205.HAZ.03 Hazelborough Rev A
- 2205.N2B4.01 Type C Rev B
- 2205.N2B4.02 Type C Rev B
- 2205.THA.02 Thanet Rev B

- 2205.THA.03 Thanet Rev A
- 2205.THA.04 Thanet 3-Block Rev A
- 2205.WES.04 Westbrook Rev A
- 2205.WYC.01 Wychwood Rev A
- 2205.WYC.02 Wychwood Rev A
- 2205.CS.01 Cycle Store Plots 276 - 293 Rev A
- 2205.CS.02 Cycle Store Plots 188- 193 Rev A
- 2205.CS.03 Cycle Store Plots 263- 274 Rev A
- 2205.BS.01 Bin Store 282 - 287 Rev A
- 2205.BS.CS.01 Bin / cycle store plots 197 - 187 Rev A received 09 January 2023

GROUND:

To secure the proper development of the area.

2 – Prior to the first occupation of the development hereby permitted, the access and access roads as shown on the submitted plan numbered 2205.01 Rev P shall be provided and made operational.

GROUND:

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

3 – Prior to the first occupation of any dwelling within the development hereby permitted, the vehicle parking spaces relating to that dwelling, including the garage and car port, and visitor parking spaces, as shown on the approved plan numbered 2205.01 Rev P shall be provided and permanently retained.

GROUND:

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

4 – Prior to the first use of the development hereby permitted, the vehicle turning facilities as shown available on the approved plan numbered 2205.01 Rev P shall be provided and permanently retained.

GROUND:

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

5 - Visibility and pedestrian visibility splays shall be provided to the access roads and parking areas in accordance with plan numbered 22040-SK02C. The visibility splays shall thereafter be maintained.

GROUND:

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

6 – Prior to the commencement of the development hereby permitted, details of the electric vehicle charging points to be provided within the development,

including their location and design, shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be in the form of one active charging point per allocated parking space for the flat units, one active charging point per ten unallocated parking spaces and one active charging point per dwelling. The electric vehicle charging points shall be provided prior to the first occupation of the respective development it serves and thereafter maintained.

GROUND:

To protect air quality, in accordance with Policy SE05 of the Thanet Local Plan and the advice as contained within the NPPF.

7 – Prior to the first occupation of any dwelling/unit within the development hereby permitted, the refuse storage facilities relating to that dwelling/unit shall be provided and thereafter maintained, in accordance with the approved plans numbered 2205:01 PL Rev P, 2205.BS.01 Rev A, and 2205.BS.CS.01 Rev A.

GROUND:

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

8 – Prior to the first occupation of the development hereby permitted, details of the secure, covered cycle parking facilities to serve each unit, shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided prior to the first occupation of each associated unit, and in accordance with the approved details, 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.

9 – Prior to the first occupation of each block of self-contained flats, the doorstep playspace area associated with that block shall be made available for use, and fully enclosed with high hooped top railings a minimum height of 1.2m, as shown on plans numbered 2205.06 Rev D and 2205.B.06. The playspace and boundary treatment shall thereafter be maintained.

GROUND:

In order to provide a safe doorstep play area in accordance with Policies QD03 and GI04 of the Thanet Local Plan.

10 – Prior to the construction of the external surfaces of the development hereby approved, samples of the materials to be used, as shown on plan numbered 2205.03 Rev D, 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.

11 – Prior to the installation of the 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.

12 – 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 – The hard and soft landscaping works shall be provided in accordance with the following details:

- Landscape plan sheet 1 of 3 numbered CSA/5866/110 Rev A;
- Landscape plan sheet 1 of 3 numbered CSA/5866/111 Rev A;
- Landscape plan sheet 1 of 3 numbered CSA/5866/112 Rev A;
- Boundary treatment plan numbered 2205.06 Rev D;
- 1.8m brick pier wall and fence numbered 2205.B.01 Rev A;
- 1.8m screen boundary fence plan numbered 2205.B.02;
- 450mm knee rail plan numbered 2205.B.03;
- 0.9m high railings numbered 2205.B.04;
- Gate plan numbered 2205.B.05;
- 1.2m high hooped top railings plan numbered 2205.B.06.

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.

14 – Prior to the commencement of development hereby permitted, an ecological design strategy, which outlines how the proposal accords with the details as set out within section 11 of the Biodiversity Net Gain Preliminary Design Assessment (Bakerwell October 2021), and the mitigation measures as set out within Section 9 of the submitted Ecological Assessment (Bakerwell, March 2021), along with an updated biodiversity net gain assessment, 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 preserving and enhancing biodiversity and ecological potential, and to adequately integrate the development into the environment,

in accordance with Policies QD02 and GI06 of the Thanet Local Plan and the National Planning Policy Framework.

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

(b) **A02 FH/TH/23/0138 - 54 Stone Road, Broadstairs, Kent, CT10 1DZ**

PROPOSAL: Erection of two storey front and rear extensions together with 4 roof lights, front flat roof porch and first floor rear balcony and alterations to fenestration and materials.

Mrs Goddard spoke against of the application.

It was proposed by the Chair and seconded by the Councillor Shrubbs:

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

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

GROUND:

To secure the proper development of the area.

3 – 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.

4 – 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 **LOST**.

It was proposed by Councillor Bayford, seconded by Councillor Paul Moore and members agreed:

This item be deferred for a future planning committee after a site visit has been carried out following the June committee meeting.

(c) **A04 F/TH/22/1638 - Pier Head Shelter, The Harbour, Broadstairs, Kent, CT10 1EU**

PROPOSAL: Erection of single storey front, side and rear extensions to existing restaurant together with landscaping and seating areas.

Mr Miles spoke in favour of the application.

It was proposed by the Chair and seconded by Councillor Shrubbs:

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 – The development hereby approved shall be carried out in accordance with the submitted drawings numbered 05, 06, 07 and 08 received 26 February 2021.

GROUND:

To secure the proper development of the area.

3 – The external surfaces of the development, hereby permitted, shall be constructed using vertical and horizontal black cladding, concrete framed picture windows, and black aluminium framed glazing, as annotated on the Proposed Elevations drawing numbered 08 received 6 December 2022.

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.

4 – Prior to the first use of the extension hereby approved 6 benches shall be installed on the north facing elevation of the building and 4 concrete benches shall be installed on the eastern (seaward facing) elevation, in the location shown on amended drawing numbered 06A, received 23 March 2023. The benches installed shall thereafter be made available and maintained for public seating and flood mitigation purposes, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To enhance the public amenity space and limit flood risk, in accordance with Policies QD02 and CC01 of the Thanet Local Plan.

5 – Prior to the first use of the extension hereby approved the cycle parking shown on drawing numbered 06A, to the northern elevation of the building, shall be provided and thereafter maintained for cycle parking.

GROUND:

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

6 – Prior to the first use of the extension hereby approved the flood mitigation measures as set out in the submitted Extension Flood Risk Assessment (RMB Consultants) (Civil Engineering) Ltd December, dated 2022, shall be fully implemented.

GROUND:

To reduce any impact of flooding in accordance with Policy CC01 of the Thanet Local Plan and advice contained within the NPPF.

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

(d) **A03 FH/TH/23/0121 - 85 Salisbury Avenue, Broadstairs, Kent, CT10 2EB**

The Chair informed the committee that this item was withdrawn due to the applicant withdrawing their application, pending further amendments.

(e) **R07 FH/TH/23/0031 - Little Upton Vale Road, Broadstairs, Kent, CT10 2JJ**

PROPOSAL: Erection of a detached single storey, pitched roof, outbuilding (retrospective) following the demolition of existing outbuilding.

Mr Bryen spoke against the application.

It was proposed by the Chair and seconded by Councillor Shrubbs:

THAT the officer's recommendation be adopted, namely:

That the application be refused subject to the following conditions:

1 – The retention of the outbuilding within the curtilage of this Grade II listed building would harm its setting by virtue of its location, footprint and scale. As a result the outbuilding would obscure views of the architecture of this building which is the reason for its listing. The proposal would not result in any public benefit to outweigh the identified harm. The proposal is therefore contrary to the setting of the listed building contrary to paragraphs 195, 197, 200 and 202 and policy HE03 of the Local Plan.

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

(f) **A05 L/TH/23/0164 - Public Conveniences Stone Pier, Margate, Kent, CT9 1AP**

PROPOSAL: Application for Listed Building Consent for installation of replacement entrance doors and internal alterations.

It was proposed by Councillor Bayford, seconded by Councillor Shrubbs and members agreed:

THAT this application has not been reserved for debate and will be determined in accordance with the Officer's recommendations:

That the application be approved subject to the following conditions:

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

GROUND:

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

2 – The development hereby approved shall be carried out in accordance with the submitted drawings numbered CR/22-23/04-03 received 31 January 2023.

GROUND:

To secure the proper development of the area.

3 – Precise details of any new external doors, including their colour finish, 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 use of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Thanet Local Plan policy HE03 and advice contained within the National Planning Policy Framework.

(g) **A06 F/TH/23/0216 - Nethercourt Touring Park, Nethercourt Hill, Ramsgate, Kent, CT11 0RX**

PROPOSAL: Erection of 1.9 metre high wall to Nethercourt Touring Park boundary between Nos 17 and 24 Kendal Close.

It was proposed by Councillor Bayford, seconded by Councillor Shrubbs and members agreed:

THAT this application has not been reserved for debate and will be determined in accordance with the Officer's recommendations:

That the application be approved subject to the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 – The development hereby approved shall be carried out in accordance with the submitted drawings numbered CR/22-23/01 and CR/22-23/02, received 9 February 2023.

GROUND:

To secure the proper development of the area.

3 – The bricks to be used in the construction of the wall hereby approved shall be red multi stock 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.

4 – The bricks to be used for the construction of the wall hereby approved shall be red multi stock 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.

5 – The wall hereby approved shall be erected in the location identified on drawing numbered CR/22-23/02 received 9 February 2023.

GROUND:

To secure the proper development of the area.

Meeting concluded: 9:47pm