

## Planning Committee

### Minutes of the meeting held on 14 June 2023 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

**Present:** Councillor Helen Crittenden (Chair); Councillors Bright, Albon, J Bayford, Boyd, Driver, Garner, Keen, Makinson, Matterface, Paul Moore, Rattigan, Rusiecki and Wing

**In**

**Attendance:** Councillors Pressland, Pugh and Smith

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

Apologies were received from Councillor Dennis.

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

Declaration of Interest was made by Councillor Rusiecki regarding item 4D.

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

Councillor Albon proposed, Councillor Bayford seconded and Members agreed that the minutes of the meeting held on 19 April 2023 be approved as a correct record.

#### 4. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits would take place on 7<sup>th</sup> April 2023.

##### (a) **A01 R/TH/22/1393 - Land on the West Side of Tothill Street, Ramsgate**

**PROPOSAL:** Application for the reserved matters of outline permission OL/TH/18/1488 "Outline application for the erection of up to 214no. dwellings, cemetery expansion, and associated access, with all other matters reserved" for the approval of appearance, landscaping, layout and scale of development within phase 1 (133no. dwellings).

Ms Tamplin spoke in favour of the application.

Councillor Smith spoke against the application under Council Rule 20.1.

Councillor Pugh spoke against the application under Council Rule 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 subject to the following conditions:

- 1) The proposed development shall be carried out in accordance with the submitted application plans and details below:
  - Site Layout 110222/RM/P1/SL01 Rev U
  - Storey Heights Plan 110222/RM/P1/SL02 Rev E
  - Dwelling Types Plan 110222/RM/P1/SL03 Rev E
  - Tenure Plan 110222/RM/P1/SL04 Rev E
  - Parking Plan 110222/RM/P1/SL05 Rev E
  - Refuse Plan 110222/RM/P1/SL06 Rev E
  - Fire Strategy Plan 110222/RM/P1/SL07 Rev E
  - Materials Plan 110222/RM/P1/SL08 Rev H
  - Boundary Treatment Plan 110222/RM/P1/SL09 Rev F
  - M42(2)/M4(3) Plan 110222/RM/P1/SL10 Rev E
  - Colour Site Layout 110222/RM/P1/SL11 Rev C
  - Hard Landscaping Plan 110222/RM/P1/SL12 Rev H
  - Electric Charging Points Location 110222/RM/P1/SL17 Rev E
  - Road Hierarchy Plan 110222/RM/P1/SL19 Rev C
  - Bridleway Extract Plan 110222/RM/P1/SL20 Rev A
  - Coloured Street Scenes - Sheet 1 110222/RM/P1/SS1 Rev E
  - Proposed Site Sections 110222/RM/P1/SS3 Rev A
  - House Type ALD Elevations & Floor Plans 110222/ALD/EP Rev B
  - House Type BLA (Sheet 1) Elevations & Floor Plans 110222/BLA/1/EP Rev E
  - House Type BLA (Sheet 2) Elevations & Floor Plans 110222/BLA/2/EP Rev E
  - House Type CUL (Sheet 1) Elevations & Floor Plans 110222/CUL/1/EP Rev D
  - House Type CUL (Sheet 2) Elevations & Floor Plans 110222/CUL/2/EP Rev D
  - House Type EAR Elevations & Floor Plans 110222/EAR/EP Rev B
  - House Type HAZ Elevations & Floor Plans 110222/HAZ/EP Rev E
  - House Type HAZ 1 Elevations & Floor Plans 110222/HAZ/1/EP Rev B
  - House Type LYN Elevations & Floor Plans 110222/LYN/EP Rev B
  - House Type OLL (Sheet 1) Elevations & Floor Plans 110222/OLL/1/EP Rev E
  - House Type OLL (Sheet 2) Elevations & Floor Plans 110222/OLL/2/EP Rev E
  - House Type THO Elevations & Floor Plans 110222/THO/EP Rev C
  - House Type WIN Elevations & Floor Plans 110222/WIN/EP Rev E
  - House Type WYC Elevations & Floor Plans 110222/WYC/EP Rev C
  - House Type SH51 Elevations & Floor Plans 110222/SH51/EP Rev E
  - House Type SH52 Elevations & Floor Plans 110222/SH52/EP Rev F

- House Type WF/N Elevations & Floor Plans 110222/WF-N/EP Rev D
  - House Type 60/61 Elevations & Floor Plans 110222/60-61/EP Rev A
  - Single Garage Elevations & Floor Plans 110222/SG/EP Rev A
  - Double Garage Elevations & Floor Plans 110222/DG/EP Rev A
  - Twin Garage Elevations & Floor Plans 110222/TG/EP Rev A
  - Quad Garage Elevations & Floor Plans 110222/QG/EP Rev A
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- Planting Plan 6142-LLB-EA-E1-DR-L-0006 Rev P05
  - Planting Plan 6142-LLB-EA-E2-DR-L-0007 Rev P06
  - Planting Plan 6142-LLB-EA-E3-DR-L-0008 Rev P04
  - Planting Plan 6142-LLB-EA-E4-DR-L-0009 Rev P04
  - Planting Plan 6142-LLB-EA-E5-DR-L-0010 Rev P04
  - Planting Plan 6142-LLB-EA-E5-DR-L-0011 Rev P03
  - Planting Plan 6142-LLB-EA-E5-DR-L-0012 Rev P04
  - Planting Plan 6142-LLB-EA-E5-DR-L-0013 Rev P04
  - Planting Plan 6142-LLB-EA-E5-DR-L-0014 Rev P04
  - Planting Plan 6142-LLB-EA-E5-DR-L-0015 Rev P02
  - Planting Plan 6142-LLB-EA-E5-DR-L-0017 Rev P04
  - Planting Plan 6142-LLB-EA-E5-DR-L-0018 Rev P02
  - Arboricultural Impact Assessment Report 6142-LLB-RP-Ab-0001 Rev P02
  - Boundary Treatment Plan 6142-LLB-RP-L-0002 Rev P02
  - Landscape Management Plan 6142-LLB-RP-L-0005 Rev P03
  - Landscape Strategy 6142-LLB-RP-L-0006 Rev P01
  - Tree Protection Plan 6142-LLB-XX-XX-DR-Ab-0005 Rev P02
  - Tree Protection Plan 6142-LLB-XX-XX-DR-Ab-0006 Rev P02
  - Tree Protection Plan 6142-LLB-XX-XX-DR-Ab-0007 Rev P02
  - Tree Protection Plan 6142-LLB-XX-XX-DR-Ab-0008 Rev P02
  - Landscape Masterplan 6142-LLB-XX-XX-DR-L-0001 Rev P11
  - Hardworks 6142-LLB-XX-XX-DR-L-0005 Rev 06
  - Playspace Layout IDV-PD 1872 Rev A
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- Proposed Levels 1 of 9 6881.024 Rev E
  - Proposed Levels 2 of 9 6881.025 Rev D
  - Proposed Levels 3 of 9 6881.026 Rev D
  - Proposed Levels 4 of 9 6881.027 Rev D
  - Proposed Levels 5 of 9 6881.028 Rev D
  - Proposed Levels 6 of 9 6881.029 Rev C
  - Proposed Levels 7 of 9 6881.030 Rev F
  - Proposed Levels 8 of 9 6881.031 Rev E
  - Proposed Levels 9 of 9 6881.032 Rev D
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- Proposed Drainage 1 of 9 6881.033 Rev D
  - Proposed Drainage 2 of 9 6881.034 Rev D
  - Proposed Drainage 3 of 9 6881.035 Rev D
  - Proposed Drainage 4 of 9 6881.036 Rev D

- Proposed Drainage 5 of 9 6881.037 Rev D
- Proposed Drainage 6 of 9 6881.038 Rev F
- Proposed Drainage 7 of 9 6881.039 Rev D
- Proposed Drainage 8 of 9 6881.040 Rev D
- Proposed Drainage 9 of 9 6881.041 Rev E
  
- Plot 125 and 131 Cross Sections
  
- SuDS Construction Details 1 of 2 6881.053
- SuDS Construction Details 2 of 2 6881.054
- Catchment Area Plan Sheet 1 of 2 6881.555 Rev A
  
- Biodiversity Method Statement (Bakewell January 2023 V5)

**GROUND:**

To secure the proper development of the area.

- 2) Prior to the first occupation of any dwelling within the development hereby permitted, the vehicle parking spaces/s relating to that dwelling, including the garage, car port and adjacent visitor parking spaces, as shown on the approved plan numbered 110222/RM/P1/SL05 Rev E shall be provided and permanently retained.

**GROUND:**

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

- 3) The vehicle turning areas shall be carried out in accordance with drawing numbered 110222/RM/P1/SL19 Rev C. The relevant vehicle turning areas will be provided prior to the occupation of the associated dwellings.

**GROUND:**

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

- 4) Visibility and pedestrian visibility splays shall be provided to the access roads and parking areas in accordance with the submitted General Arrangement plans numbered 1-9 6881.015 Rev C, 6881.016 Rev C, 6881.017 Rev C, 6881.018 Rev C, 6881.019 Rev C, 6881.020 Rev C, 6881.021 Rev D, 6881.022 Rev C, 6881.023 Rev C prior to the use of the respective access road/parking. The visibility splays shall thereafter be maintained.

**GROUND:**

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

- 5) 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.

- 6) The play space as identified on the open space plan numbered 6142-LLB-XX-XX-DR-L-0002 Rev P05 for phase 1 shall be provided in accordance with the playspace layout plan numbered IDV-PD 1872, and made available for use prior to the first occupation of any dwelling within phase 1 hereby permitted.

**GROUND:**

To provide equipped playspace in accordance with Policy GI04 of the Thanet Local Plan.

- 7) No further extensions to unit 108, 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.

- 8) No roof extensions to units 122-133, whether approved by Class B or C 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.

- 9) The ground and first floor windows in the southern side elevation of unit nos. 108 and 121 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 these units 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.

- 10) The ground and first floor windows in the southern side elevation of unit nos. 108 and 121 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 these units 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.

- 11) Prior to the first occupation of unit nos. 122-133, a 2.4m high rear boundary fence with trellis shall be erected to the rear (southern) boundary of the plot, as shown on plan numbered 110222/RM/P1/SL09 Rev F. The fence shall thereafter be maintained at that height.

**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.

- 12) Prior to the commencement of the bridleway enhancement works, detailed section and landscaping plans, that respond to on-site survey evidence and show any proposed widening, resurfacing, level changes, and planting, within and adjacent to the bridleway, shall be submitted to, and approved in writing by, the Local Planning Authority. The bridleway shall be provided in accordance with the approved details.

**GROUND:**

To confirm the detailed layout and landscaping for the bridleway, in accordance with Thanet Local Plan Policy QD02.

- 13) Prior to the installation of the bunds adjacent to the northern boundary of the site, elevation, section and layout plans of the bunds, including gradient details of the intended footpath and the method of landscaping on the bunds, shall be submitted to, and approved in writing by, the Local Planning Authority. The bunds and associated footways and landscaping shall be installed in accordance with the details as approved.

**GROUND:**

To safeguard the character and appearance of the area, in accordance with Policy QD02 of the Thanet Local Plan.

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

(b) **A02 F/TH/23/0233 - Reclamet Recycling Centre, Woodchurch Road, Birchington**

**PROPOSAL:** Erection of first floor extensions to 2no office buildings

Mr Michael 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 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 drawing numbered 002, 003A, 005, 008, 009B, 0010, 0011, 0012, 0016, 0019 (received 27/04/2023).

**GROUND:**

To secure the proper development of the area.

- 3) 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

**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.

- 4) Prior to the first use of the either extensions hereby approved, the area shown 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.

- 5) Prior to the first use of the either extensions hereby approved, the secure cycle parking facilities, as shown on approved drawing no. 0019 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.

- 6) Prior to the first use of either extension 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, and one active charging point per ten unallocated parking spaces. The electric vehicle charging points shall be provided prior to the first occupation of the development 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.

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

- (c) **A03 F/TH/23/0175 - Plot 6, Land Adjacent to Clifftop, North Foreland Avenue, Broadstairs**

**PROPOSAL:** Erection of 1no. 2-storey detached dwelling together with 2-storey outbuilding containing a garage and two bed self contained annexe.

Mr Nicolaou 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 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 29585A\_10 Rev A, 29585A\_11 Rev A, 29585A\_12 Rev A, 29585A\_13, Rev A, 29585A\_14 Rev A, 29585A\_20 Rev A.

**GROUND:**

To secure the proper development of the area.

- 3) The area 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:**

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy TP06 of the Thanet Local Plan.

- 4) The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

**GROUND:**

In the interests of highway safety.

- 5) No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND:**

To prevent pollution, in accordance with Policy CC02 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

- 6) Prior to 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.

**GROUND:**

In the interests of visual amenity in accordance with Policies QD02 of the Thanet Local Plan and BSP 7 and 9 of the Broadstairs and St Peter's Neighbourhood Plan.

- 7) No further development, whether approved by Part 1 Class A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

**GROUND:**

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

- 8) The proposed annexe hereby approved shall not be occupied or used at any time other than for purposes ancillary to the residential use of the host dwelling.

**GROUND:**

To ensure that an independent residential use is not created to the detriment of the character, appearance and pattern of development of the area, and to the living conditions of any occupiers of the site or neighbouring properties in accordance with policies QD02 and QD03 of the Thanet Local Plan.

- 9) 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.

- 10) 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.

- 11) No development shall take place until full details of the finished levels, above ordnance datum, of the proposed buildings, have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved levels.

**GROUND:**

In the interests of residential amenities 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/22/1703 - 32 Crow Hill, Broadstairs**

**PROPOSAL:** Erection of a two storey rear extension and balcony to the first floor front elevation and 8No rooflights together with alterations to

fenestrations and excavation of front garden to facilitate off street parking following demolition of existing rear extension.

Mr Duggan spoke in favour of the application.

Ms Egan 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 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 246/P01 and 246/P02.

**GROUND:**

To secure the proper development of the area.

- 3) The external materials and external finishes to be used in the hereby approved shall be of the same colour, finish and texture as those on the existing property.

**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 Garner and agreed upon by Members, that:

A site visit be arranged to take place on 7 July 2023, before the application is brought back to the next meeting of the Committee.

- (e) **A05 F/TH/22/1543 - Land on the South East Side of Manston Road, Manston Airport, Northern Grass, Margate**

**PROPOSAL:** Temporary change of use of land for a period of five years for self storage facility including the siting of storage containers (retrospective application).

It was proposed by Councillor Albon and seconded by the Councillor Rusiecki:

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

- 1) At the expiration of a period ending on 15th June 2028, unless further permission has been granted, the land shall be restored to its former condition with the cessation of the approved use and removal of all associated structures from the site.

**GROUND:**

Due to the temporary nature of the use and to ensure compliance with Policy SP07 of the Thanet Local Plan.

- 2) Within 1 month of the grant of planning permission secure cycle storage shall be provided on the site 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.

- 3) Four vehicular parking spaces with a minimum width of 2.5m and length 5m of shall be kept available for use by staff and visitors on the site at all times.

**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.

- 4) Visibility splays as shown on the submitted plans (1202/201) shall be provided to the access on to Manston Road with no obstructions over 0.9m 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.

- 5) Manoeuvring space for a 16m long vehicle to turn within the site shall be provide and kept available for use on the site at all times.

**GROUND:**

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

- 6) No containers located on the site shall be stacked on top of other containers other than the office and security container as detailed in the planning statement received 22 February 2023.

**GROUND:**

In the interests of the visual amenities of the area in accordance with Policies QD02, SP24 and SP26 of the Thanet Local Plan.

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

(f) **A06 F/TH/22/1628 - Land Adjacent to Harbour Masters Office and Public Toilets, Harbour Street, Broadstairs**

**PROPOSAL:** External works including the erection of galvanised steel and timber flood gates, walls to slipway, highway and car park areas and extension to the footpath.

It was proposed by Councillor Albon and seconded by the Councillor Rusiecki:

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 as amended by the revised drawings numbered 22.1924.PL04 Rev A and 22.1924.PL05 Rev A received 13, January 2023, 3700\_205 received 27 January 2023, 22.1924.PL06 received 23 February 2023 and 22.1924.PL07, received 14 March 2023

**GROUND:**

To secure the proper development of the area.

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

(g) **A07 L/TH/22/1629 - Land Adjacent to Harbour Masters Office and Public Toilets, Harbour Street, Broadstairs**

**PROPOSAL:** Application for Listed Building Consent for external works including the erection of galvanised steel and timber flood gates and walls to slipway, highway and car park areas

It was proposed by Councillor Albon and seconded by the Councillor Rusiecki:

THAT the officer's recommendation be adopted, namely:

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).

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

(h) **A08 F/TH/23/0477 - Victoria Gardens, Victoria Parade, Broadstairs**

**PROPOSAL:** Erection of timber information kiosk situated on upper promenade.

It was proposed by Councillor Albon and seconded by the Councillor Rusiecki:

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 information kiosk, hereby approved, shall only be on site between the 14<sup>th</sup> March and 7<sup>th</sup> October in any given year and the land restored to its former condition thereafter.

**GROUND:**

In the interest of the character and appearance of the Conservation Area and for the avoidance of doubt.

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

(i) **A09 L/TH/23/0199 - Margate Clock Tower, Marine Drive, Margate**

**PROPOSAL:** Application for Listed Building Consent for installation of wrought iron gate to South West elevation to the Margate Clock Tower.

It was proposed by Councillor Albon and seconded by the Councillor Rusiecki:

THAT the officer's recommendation be adopted, namely:

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).

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

(j) **A10 FH/TH/23/0238 - 8 Pluckley Gardens, Margate**

**PROPOSAL:** Erection of a single storey rear extension with 2no rooflights following demolition of existing conservatory.

It was proposed by Councillor Albon and seconded by the Councillor Rusiecki:

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 1157\_P\_103A and 1157\_P\_104, received 22 February 2023.

**GROUND:**

To secure the proper development of the area.

- 3) The external materials and external finishes to be used in the extension hereby approved shall be of the same colour, finish and texture as those on the existing property.

**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**.

(k) **A11 F/TH/22/1708 - Flat 1 - 189 High Street, Ramsgate**

**PROPOSAL:** Replacement of timber windows and porch with UPVC.

It was proposed by Councillor Albon and seconded by the Councillor Rusiecki:

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 drawing nos. 001, 002, 003 received on 23rd December 2022, drawing no. 1082 received on 28th February 2023, and the Veka brochures and detailed cross sections received on 28th February 2023.

**GROUND:**

To secure the proper development of the area.

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

- (l) **R12 F/TH/23/0026 - Land North of Down Barton Road, St Nicholas-at-Wade**

**PROPOSAL:** Erection of 1 No single storey 3-bed dwelling (self build)

Mr Richards spoke in favour of the application.

Councillor Pugh spoke in favour of the application under Council Rule 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 refused due to the following reasons:

- 1) The proposed dwelling, by virtue of its prominent location, would appear visually divorced and isolated, impacting upon long distance views, and detracting from the open and undeveloped rural character of the area, severely detrimental to the appearance of the Landscape Character Area, whilst failing to protect the intrinsic character and beauty of the countryside, contrary to Thanet Local Plan Policies SP24, SP26, and QD02, and paragraphs 130 and 174 of the National Planning Policy Framework.
- 2) The proposed development will result in additional 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 and paragraph 182 of the National Planning Policy Framework.

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

It was proposed by Councillor Albon, seconded by Councillor Paul Moore and agreed upon by members, that:

The application be approved subject to the submission of an acceptable legal agreement securing the SAMMs contributions and safeguarding conditions on the basis that the benefits of the development outweigh any harm to the character and appearance of the area.

(m) **D13 F/TH/22/1341 - 16 Sowell Street, Broadstairs**

**PROPOSAL:** Variation of condition 2 of planning permission F/TH/20/0575 for the "Erection of 4No. two storey 4bed detached dwellings with associated access, parking and landscaping" to allow removal of trees and change to finished floor levels.

Councillor Pressland spoke against the application under Council Rule 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 back to officers, before approval subject to the following conditions:

- 1) This consent shall be implemented no later than the 3rd February 2024.

**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 02 H (received 16/05/23), 04 A (received 30/07/20), 05 A (received 30/07/20), 06 A (received 30/07/20), 07 A (received 30/07/20), 08 A (received 30/07/20), 09 A (received 30/07/20) and 10 A.

**GROUND:**

To secure the proper development of the area.

- 3) The materials to be used for the development hereby approved shall fully adhere to the details agreed under application reference number CON/TH/22/1368.

**GROUND:**

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

- 4) The first floor ensuite windows in plots 1 & 4 hereby approved shall be non-opening below 1.73m above the finished internal floor level, 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.

- 5) The implementation of ecological enhancements as detailed within Section 4.10 of the submitted ecological report shall be carried out concurrently with the development and thereafter retained.

**GROUND:**

To incorporate biodiversity improvements in accordance with paragraph 174 of the National Planning Policy Framework.

- 6) The development shall be carried out in accordance with the approved Arboricultural Method Statement and associated documents agreed under application reference number CON/TH/22/1368; condition 6.

**GROUND:**

To protect existing protected trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy QD02.

- 7) The development shall be carried out in accordance with the approved hard and soft landscaping as agreed under application reference number CON/TH/22/1368; condition 7.

**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.

- 8) All hard and soft landscape works, including ecological enhancement features, shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation/use of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Following completion of the landscape and enhancement works, photographic evidence of implementation shall be submitted to and approved in writing by the Local Planning Authority in order to verify the works have been completed in accordance with the approved plans, and to enable the full discharge of this condition. 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 as those originally planted, unless written approval to any variation is

provided by the Local Planning Authority. All ecological enhancement features shall thereafter be maintained.

**GROUND:**

In the interests of the visual amenities of the area, biodiversity enhancement, and to adequately integrate the development into the environment in accordance with Policies QD02, SP30 and GI04 of the Thanet Local Plan.

- 9) 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.

**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.

- 10) 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.

- 11) The development shall be carried out in accordance with the Construction Management Plan as agreed under application reference number CON/TH/22/1368.

**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.

- 12) The area shown on the approved plan numbered 02E for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

**GROUND:**

To provide satisfactory off street parking for vehicles in accordance with Policy TP06 of the Thanet Local Plan and the advice contained within the NPPF.

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

It was proposed by Councillor Albon, seconded by Councillor Matterface and agreed upon by Members, that:

The application be deferred to officers to seek alternative measures and/or changes to the layout to seek the retention of the trees, and to bring back the application to a future Committee meeting.

5. **PLANNING APPLICATION F/TH/22/0399 - 15 PARK LANE BIRCHINGTON**

**PROPOSAL:** Erection of part two storey part one storey building to accommodate 5No 1 Bed and 1No 2 bed flats following demolition of existing building with associated bin and cycle store.

Councillor Pugh spoke against the application under Council Rule 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 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 as amended by the revised drawings numbered 21-19-05 Rev A received 27 May 2022, 21-19-04 Rev C, and 21-19-07 REV B received 06 June 2022 and 21-19-01 REV D, 21-19-02 REV C, 21-19-02 REV C and 21-19-03 REV C received, 04 July 2022.

**GROUND:**

To secure the proper development of the area.

- 3) 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.

- 4) Prior to the commencement of development hereby permitted, a land level plan that identifies the existing and finished ground levels of the site 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 and neighbouring amenity, in accordance with Policies QD02 and QD03 of the Thanet Local Plan.

- 5) Prior to the first occupation of the development hereby permitted, details of the refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall be provided in accordance with the approved details and thereafter maintained.

**GROUND:**

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

- 6) 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 treatment proposed for all hard surfaced areas beyond the limits of the highway
  - 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.

- 7) 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.

- 8) Prior to 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.

- 9) 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.

- 10) 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.

- 11) 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.

- 12) 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.

- 13) The first floor windows window in the northern and southern elevations serving flats 4 and 5 elevation of the development 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**.

Meeting concluded: 10.16 pm