

## Planning Committee

Minutes of the meeting held on 13 December 2023 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

**In**

**Attendance:** Councillors Bambridge and Smith

### 1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Bright, Moore and Rusiecki.

### 2. DECLARATIONS OF INTEREST

Councillor Albon declared a significant interest in reserve application (DM/TH/23/1374) Jackey Bakers Recreation Ground, Highfield Road, Ramsgate as he was the Cabinet Member for Cleansing and Coastal Services and was therefore responsible for open spaces and had a lot of input in the process of getting this item to committee.

### 3. MINUTES OF PREVIOUS MEETING

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

### 4. UPDATE FOR F/TH/23/1217 - HOO FARM, 147 MONKTON ROAD, MINSTER

**PROPOSAL:** Formation of a new footpath to Monkton Road (part-retrospective).

Councillor Bambridge spoke under Council Rule 20.1.

Councillor Smith spoke under Council Rule 20.1.

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

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 numbered 878:P05 A.

**GROUND:**

To secure the proper development of the area.

2. Within 2 months of the date of this permission full details of the proposed gates and signage including wording as indicated on drawing 878:P05 A shall be submitted to, and approved in writing by the Local Planning Authority. The approved gates and signage shall be installed as per the approved details and as shown on drawing 878:P05 A and thereafter retained.

**GROUND:**

In the interests of the visual amenity of the area in accordance with Policy QD02 of the Local Plan and the advice and guidance of the National Planning Policy Framework.

3. Within 2 months of the date of this permission full details of a maintenance plan for the footpath shall be submitted to, and approved in writing by the Local Planning Authority. The maintenance plan shall outline responsibilities and requirements to be carried out for the clearance of vegetation, repair of surfacing and integrity of the path, as well as contact details for the responsible company/body. The footpath shall be maintained in accordance with this maintenance plan unless otherwise agreed in writing with the Local Planning Authority and kept available for public use.

**GROUND:**

In the interests of the visual amenity of the area in accordance with Policy QD02 of the Local Plan and the advice and guidance of the National Planning Policy Framework.

4. No further gates, walls or other means of enclosure, whether approved by Schedule 2, Part 2, 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 provide safe and satisfactory access for pedestrians, in accordance with Thanet Local Plan Policy QD02.

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

Councillor Albon proposed and Councillor Keen seconded that the application be approved subject to safeguarding conditions, being updated to remove requirement to provide gates under conditions 1 and 2, with the inclusion of requirement for "rumble strips" to be installed on the footpath adjacent to the farm vehicular access.

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

5. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits would take place on the morning of 5 January 2024.

(a) **A01 F/TH/23/0693 - 22 St Peters Park Road, Broadstairs**

**PROPOSAL:** Erection of a three storey building containing 2 commercial units (class E) and 5 two bed self-contained flats following demolition of existing.

Ms Hooper spoke against the application.

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

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 405 04 P5, 405 05 P5, 405 06 P4, 405 07 P5 and 405 10 P3.

**GROUND:**

To secure the proper development of the area.

3. 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 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.

4. Prior to the installation of any external lighting, full details of the external lighting, including their fittings, illumination levels and spread of light shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting installation shall then be carried out in accordance with the approved details.

**GROUND:**

To ensure that light pollution is minimised in the interest of the visual and residential amenities of the area, in accordance with Policy SE08 of the Thanet Local Plan.

5. In the event of the commercial premises hereby approved being used for the cooking or preparation of hot food that would require the installation of an extract ventilation system, details of the location, size, type and design of the system shall be submitted to and agreed in writing by the Local Planning Authority. Prior to the commencement of such a use, the extract ventilation system shall be installed in accordance with the approved detail.

**GROUND:**

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

6. The development shall incorporate the noise mitigation measures set out in section 5 of the Noise Impact Assessment (dated May 2023) and these shall thereafter be retained.

**GROUND:**

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

7.
  - a) Prior to the occupation of the residential units, details of the construction of the ceilings and floors that separate the (residential and commercial unit) shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics - Field measurement of sound insulation in buildings and of building elements Part 1: Airborne sound insulation. The work shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.
  - b) An acoustic report of compliance with condition (a) and section 5 recommendations in the submitted Noise Impact Assessment (Report No. MRL/100/1982.1v1 May 2023) shall be submitted to the Local Planning Authority prior to occupation of the residential units.

**GROUND:**

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

8. 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.

9. 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 litres /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

10. 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 and hours of construction
  - 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 National Planning Policy Framework.

11. 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, in accordance with the advice contained within the National Planning Policy Framework.

12. The area shown on the approved plan numbered 405 05 P5 for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the development hereby approved.

**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.

13. Prior to the first occupation of the development hereby approved, the secure cycle parking facilities, as shown on approved drawing numbered 405 05 P 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.

14. The development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

**GROUND:**

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

15. The vehicular access gates hereby permitted shall open away from the highway and be set back to a minimum of 5 metres from the edge of the highway.

**GROUND:**

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

16. The area shown on the approved plan numbered 405 05 P5 for bin storage together with the bin collection point shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the development hereby approved.

**GROUND:**

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

17. The area shown on the approved plan numbered 405 05 P5 as private and communal amenity space shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the development hereby approved.

**GROUND:**

In the interest of residential amenity and in pursuance of Policy QD03 of the Thanet Local Plan.

18. 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,

- ecological enhancements to be provided within 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 prior to any occupation of the development approved.

**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 National Planning Policy Framework.

19. The windows shown on the approved plan 405/05/P5 as obscure glazed shall be top hung and 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. These windows shall be installed prior to the first occupation of the development hereby permitted and permanently retained thereafter.

**GROUND:**

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

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

(b) **A02 F/TH/23/0850 - Little Cliffsend Farm, Chalk Hill, Ramsgate**

This item was deferred to an extraordinary meeting arranged for 19 December 2023.

(c) **A03 F/TH/23/0972 - Land Adjacent 198 Monkton Street, Monkton**

**PROPOSAL:** Variation of condition 2 of planning permission F/TH/21/1877 for the "Erection of a two storey 3-bed dwelling with associated parking and landscaping" to allow the erection of single storey rear extension and dormer to the rear creating a five bedroom dwelling.

Ms Gerlack spoke in favour of the application.

Councillor Smith spoke under Council Rule 20.1.

Councillor Bambridge spoke under Council Rule 20.1.

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

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 and the revised drawings numbered A1/102 (received 21/07/2023), A1/101 (received 18/07/23) and A1/102 Revision A (received 02/02/22) part superseded by A1/105 Revision A (received 01/11/23).

**GROUND:**

To secure the proper development of the area.

2. The external materials and external finishes to be used in the development hereby approved shall match the existing, as detailed on the approved plan numbered A1/102 received 21/07/2023.

**GROUND:**

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

3. Prior to the first occupation of the development hereby approved, all hard and soft landscape works shown on the Landscape Plan (A1/102 RevA), received 02/02/2022, shall be carried out and fully implemented. 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.

4. Prior to the first occupation of the dwelling hereby approved the area shown on the Landscape Plan, A1/102 Rev A received 02/02/2022, 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. 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.

6. Prior to the first occupation of the dwelling hereby approved provision and maintenance of the pedestrian visibility splays shown on the submitted plans with no obstructions over 0.6 metres above



carriageway level within the splays shall be provided and thereafter maintained.

**GROUND:**

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

7. The area shown on the approved plan numbered A1/105 Revision A (received 01/11/23) 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.

8. The development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

**GROUND:**

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

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

- (g) **A07 F/TH/23/0953 - Vattenfall Land at Port of Ramsgate Royal Harbour Approach, Ramsgate**

**PROPOSAL:** Erection of a Fixed Boat Landing Platform.

Mr Moulton spoke in favour 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 8151-RIC-XX-XX-DR-Z-1101 Rev P01,, 8151-RIC-XX-XX-DR-Z-1102 Rev P01 and, 8151-RIC-XX-XX-DR-Z-1103 Rev P01 received 13 July 2023.

**GROUND:**

To secure the proper development of the area.

3. The development hereby approved shall be carried out in accordance with the submitted Construction Environment Management Plan received 13 July 2023.

**GROUND:**

In order to protect the environment and safeguard protected species, in accordance with advice as contained within the NPPF.

4. No piling works in the construction of the development hereby approved shall be completed during the bird overwintering period (September to March inclusive).

**GROUND:**

In order to safeguard protected species that may be present, in accordance with advice as contained within the NPPF.

5. Soft start piling shall be used in accordance with the details included within the Construction Environmental Management Plan received 13 July 2023.

**GROUND:**

In order to protect the environment and safeguard protected species, in accordance with advice as contained within the NPPF.

6. Prior to works commencing on site, a pre-commencement breeding bird survey must be carried out by a qualified ecologist within the port and harbour area. If any breeding birds are present and are judged by

the ecologist to be disturbed by the construction work, all works must cease until all observed young have fledged.

**GROUND:**

In order to safeguard protected species, in accordance with advice as contained within the NPPF.

7. A Marine Mammal Observer shall oversee the development in accordance with the details included within the Construction Environmental Management Plan received 13 July 2023.

**GROUND:**

In order to safeguard protected species, in accordance with advice as contained within the NPPF.

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

As a result of the declaration of interest made by Councillor Albon for an item on the reserve list, he recused himself from the meeting at this point and left the Council Chamber.

Before he left the Chair asked if there was any item on the reserved list he wanted to call in. Councillor Albon confirmed there was nothing he wanted to call in.

(e) **A05 F/TH/23/1278 - East Pier Building, East Pier, Ramsgate**

**PROPOSAL:** Installation of replacement steel crittall windows, concrete repairs and redecoration works.

It was proposed by Councillor Rattigan and seconded by Councillor Keen:

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 CR/23-24/102/02 and the Heritage Statement received on 25th September 2023.

**GROUND:**

To secure the proper development of the area.

3. Prior to the installation of the windows hereby approved, details of the specific designs to be used and colour shall be submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with HE02 of the Thanet Local Plan and advice as contained within the National Planning Policy Framework.

4. Prior to the application of any external painting hereby permitted details of the type, colour and finish of the paint to be applied to the building shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with HE02 of the Thanet Local Plan and advice as contained within the National Planning Policy Framework.

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

(f) **A06 L/TH/23/1277 - East Pier Building, East Pier, Ramsgate**

**PROPOSAL:** Application for Listed Building consent for the installation of replacement steel crittall windows, concrete repairs and redecoration works.

It was proposed by Councillor Rattigan and seconded by Councillor Keen:

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).

2. Prior to the installation of the windows hereby approved, details of the specific designs to be used and colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**GROUND:**

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

3. Prior to the application of any external painting hereby permitted details of the type, colour and finish of the paint to be applied to the building shall be submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details.

**GROUND:**

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

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

(h) **A08 F/TH/23/1334 - Brunswick Hall, Hardres Street, Ramsgate**

**PROPOSAL:** Replacement of existing single glazed timber framed windows and doors with double glazed UPVC windows and doors together with replacement of single door with double door on front (south-west) elevation.

It was proposed by Councillor Rattigan and seconded by Councillor Keen:

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 BH002 Rev B, BH003 Rev B and BH004 Rev A, received 20 October 2023.

**GROUND:**

To secure the proper development of the area.

3. The replacement windows and doors to be installed shall be white framed and match the existing window profiles, as shown on drawing numbered BH002 Rev B, and using the Optima Profile 22 system as detailed in the Epwin Window Systems document, and confirmed by the applicant in correspondence received 27 November 2023, unless otherwise agreed in writing by the Local Planning Authority.

**GROUND:**

To secure the proper development of the area.

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

(i) **A09 DM/TH/23/1374 - Jackey Bakers Recreation Ground, Highfield Road, Ramsgate**

**PROPOSAL:** Application for prior notification of proposed demolition of single storey sports pavilion.

It was proposed by Councillor Rattigan and seconded by Councillor Keen:

THAT the officer's recommendation be adopted, namely that the application be approved subject to the following conditions:

1. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Construction Environmental Management Plan shall include amongst other matters details of:

- hours of construction working;
- measures to control noise affecting nearby residents;
- wheel cleaning/chassis cleaning facilities;
- dust control measures;
- lighting control measures;
- pollution incident control;
- Asbestos control measures;
- site contact details in case of complaints.

The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

**GROUND:**

In the interests of residential amenity in accordance with Thanet Local Plan Policy QD03.

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

Councillor Albon returned to the chamber.

(d) **A04 FH/TH/23/1078 - 7 Eastern Esplanade, Broadstairs**

**PROPOSAL:** Erection of a single storey side and rear extension following demolition of garage, and erection of two storey outbuilding in rear garden following demolition of garage and widening of existing access onto Dickens Road.

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

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 01.807.10.P2, 01.807.20.P4 and 01.807.30.P1 , received 25 October 2023.

**GROUND:**

To secure the proper development of the area.

3. The external surfaces of the development hereby approved shall be finished with materials to match the main dwelling and the dormer cheeks shall be finished with tile hanging, as annotated on the amended drawings numbered 01.807.20.P4 and 01.807.30.P1, received 25 October 2023, 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.

4. Prior to the first use of the balcony at first floor level to the rear (serving bedroom 2) a privacy screen of a minimum height of 1.8 metres shall be installed along the southern edge of the balcony, in the location shown on the amended drawings numbered 01.807.20.P4 and 01.807.30.P1, received 25 October 2023, 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.

5. The windows within the two dormer extensions on the east facing elevation of the garage, hereby approved, shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first use 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.

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

**GROUND:**

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

7. The development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

**GROUND:**

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

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

Meeting concluded: 9:22pm