

Date: 6 February 2024
Our ref: Planning Committee Agenda
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PLANNING COMMITTEE

14 FEBRUARY 2024

A meeting of the Planning Committee will be held at **7.00 pm on Wednesday, 14 February 2024** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

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

AGENDA

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST** (Pages 3 - 4)

To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest advice attached to this Agenda. If a Member declares an interest, they should complete the [Declaration of Interest Form](#)

3. **MINUTES OF PREVIOUS MEETING** (Pages 5 - 36)

To approve the Minutes of the Planning Committee meeting held on 17 January 2024, copy attached.

4. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 37 - 40)

To consider the report of the Director of Place, copy attached for Members of the Committee.

Note: Copies of correspondence relating to applications received will be available for members' perusal in the Members' Room from 5.00pm on the Friday before the meeting until the date of the meeting.

4a **A01 R/TH/23/0156 - LAND ADJACENT TO SALMESTONE GRANGE, NASH ROAD, MARGATE** (Pages 41 - 92)

Item
No

Subject

- 4b **A02 F/TH/23/1174 - 12 QUEEN STREET, RAMSGATE** (Pages 93 - 102)
- 4c **A03 F/TH/23/0622 - 26 RAMSGATE ROAD, BROADSTAIRS** (Pages 103 - 118)
- 4d **A04 F/TH/23/1557 - KENNEDY HOUSE AND TROVE COURT, NEWCASTLE HILL, RAMSGATE** (Pages 119 - 128)
- 4e **A05 F/TH/23/1562 - HARBOUR TOWERS, HERTFORD STREET, RAMSGATE** (Pages 129 - 138)
- 4f **A06 L/TH/23/1411 - THEATRE ROYAL, ADDINGTON STREET, MARGATE** (Pages 139 - 146)
- 4g **A07 F/TH/23/1468 - 91 STANER COURT, MANSTON ROAD, RAMSGATE** (Pages 147 - 152)



Please scan this barcode for an electronic copy of this agenda.

Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.

Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or
Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
 - exercises functions of a public nature; or
 - is directed to charitable purposes; or
 - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must:-**

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.

Gifts, Benefits and Hospitality

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

What if I am unsure?

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Committee Services Manager well in advance of the meeting.

If you need to declare an interest then please complete the declaration of [interest form](#).

Planning Committee

Minutes of the meeting held on 17 January 2024 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In Attendance: Councillors Britcher, Munns and Pope

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Driver, who was substituted by Councillor Everitt, and from Councillor Rattigan.

The Chair informed the meeting that due to technical issues the meeting would not be livestreamed.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

Councillor Everitt made known his intention to recuse himself from the Committee for items 5G (D07 - Land at Staner Court, Manston Road, Ramsgate) and 5H (D08 - Garage Blocks at Tomlin Drive, Margate) on the basis that, as Leader of the Council, he should not be involved in the Committee's decision making on these specific applications.

3. MINUTES OF PREVIOUS MEETING (13/12/2023)

Councillor Albon proposed, Councillor Moore seconded and Members agreed that the minutes of the meeting held on 13 December 2023 be approved as a correct record.

4. MINUTES OF PREVIOUS MEETING (19/12/2023)

The Chair informed the Committee that an amendment to the minutes needed to be acknowledged as following Item 3A, the minutes should have included the following:

"There was a pause in the meeting proceedings in order for officers to advise a Member that they were not permitted to attend as a substitute because they were not on the reserve list of Planning Committee Members. The Member left the meeting and the Chair then advised the Committee the reasons for the pause in the meeting proceedings.

Thereafter the meeting resumed and the Committee went into debate."

Councillor Matterface proposed, Councillor Moore seconded and Members agreed that the minutes of the meeting held on 19 December 2023 be approved as a correct record, subject to amendment proposed above.

5. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits would take place on the morning of 2 February 2024.

(f) **A01 F/TH/23/1359 - Domus (Formerly Plot 10 of Land Adjacent to Clifftop) North Foreland Avenue, Broadstairs**

PROPOSAL: Erection of four storey 5 bed detached dwelling (part retrospective).

Mr Hynes 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 19-004-45C, 19-004-46E, 47A and 49.

GROUND:

To secure the proper development of the area.

3. 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 DEFRA and

Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

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

GROUND:

In the interests of highway safety.

5. 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:

In the interests of highway safety.

6. Prior to the first occupation of the development hereby approved visibility splays of 2.4 by 25m shall be provided to the access on to North Foreland Avenue with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interests of highway safety.

7. 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.

8. 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 Policies QD03 and SE08 of the Thanet Local Plan.

9. 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 shall be submitted to, and approved in writing by, the Local Planning Authority. 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 SP30 and QD02 of the Thanet Local Plan.

10. 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.

11. 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.

12. 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 Policy QD02 of the Thanet Local Plan.

13. The first floor windows in the northern and southern elevations hereby approved shall be provided with non opening obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and the second floor lounge window in the northern elevation shall be provided with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent. All windows shall be installed as detailed in this condition prior to first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy QD03 of the Thanet Local Plan.

14. Prior to the occupation of the development hereby permitted the privacy screens shown on the approved plans 45C and 46E shall be installed and thereafter permanently retained.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

Following discussion, The Chair proposed, the Vice Chair seconded and Members agreed that the original motion for approval be withdrawn.

The Chair proposed, Councillor Albon seconded and Members agreed that a site visit be carried out on 2 February 2024 and for the item to be brought back to the next Planning Committee meeting.

- (f) **D06 OL/TH/22/0499 - Land on the East Side of Tivoli Park Avenue, Margate**

PROPOSAL: Outline application for the erection of 4No detached 4 bed dwellings including access, layout and landscaping.

Mrs Garfield 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 deferred and delegated to officers for approval subject to the following conditions:

1. Approval of the details of the scale and appearance of any buildings to be erected (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. To assess and mitigate the impacts of development on significant archaeological remains:
 - A. Prior to any development works the applicant (or their agents or successors in title) shall secure and have reported a programme of archaeological field evaluation works, in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority.
 - B. Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of 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 by the local planning authority.
 - C. Any agreed archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.
 - D. Within 6 months of the completion of any agreed archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-

Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:

- a) a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
 - b) an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;
 - c) a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.
- E. The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with policies in the Local Plan and the National Planning Policy Framework.

- 6. 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 NPPF.

7. Intrusive Investigation

- A. An intrusive investigation and updated 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 prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include:
 - a. A survey of the extent, scale and nature of contamination;
 - b. An assessment of the potential risks to:
 - i. Human health;
 - ii. Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - iii. Adjoining land;
 - iv. Ground waters and surface waters;
 - v. Ecological systems;

- c. An appraisal of remedial options and identification of the preferred option(s).

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

- B. If investigation and risk assessment shows that remediation is necessary, 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 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- C. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to 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.

- 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, 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.

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

10. 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.

11. The area shown on the approved plan numbered (2-)02 Rev B 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

12. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. (2-)02 Rev B 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.

13. Prior to the commencement of any development on site, details to include the precautionary mitigation measures for bats, badgers, hedgehogs, and nesting birds set out in Section 11 of the Ecological Impact Assessment, along with the following, shall be submitted to, and approved in writing 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.

14. Prior to the first use of the site hereby permitted, the vehicular access and associated vehicle crossing point onto the highway, as shown on the approved plan numbered (2-)02 Rev B should be completed and made operational.

GROUND:

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

15. The gradient of the access hereby approved shall be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.

GROUND:

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

16. Prior to the first occupation of the development hereby approved, visibility splays of 2.4m x 33m to the west, and 2.4m x 30m to the east, shall be provided to the access on to Tivoli Park Avenue as shown on the approved plan no. (2-)02 Rev B, with no obstructions over 0.6m 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.

17. Prior to the first occupation of the development hereby permitted, a pedestrian footway into the site, as shown on the approved plan numbered (2-)02 Rev B, shall be provided and thereafter maintained.

GROUND:

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

18. 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, 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.

19. Prior to the commencement of development hereby permitted, a Method Statement for the removal of the existing abutment wall structure and construction of any slope abutting the highway, shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved method statement.

GROUND:

In the interests of highway safety.

20. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:
 - a. species, size and location of new trees, shrubs, hedges and grassed areas to be planted (which shall be based upon the landscape strategy numbered 0132/21/B/1A, and shall include a minimum of 6no. replacement trees);
 - b. the treatment proposed for all hard surfaced areas beyond the limits of the highway (which shall be based upon the landscape strategy numbered 0132/21/B/1A);
 - c. walls, fences, other means of enclosure proposed;
 - d. ecological enhancements to be provided within the site (which shall be based upon the landscape strategy numbered 0132/21/B/1A, and the ecological enhancements set out within section 12 of the Ecological Impact Assessment;

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 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.

21. 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.

22. A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The amenity areas shall be managed in accordance with the approved landscape management plan in perpetuity.

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.

23. 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 in the location shown on the submitted tree protection plan numbered L875TPP. 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.

24. Prior to the installation of any external lighting a "lighting design strategy for biodiversity" for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall

- a. Identify those areas/features on site that are particularly sensitive for badgers and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
- b. Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.
- c. Details of the types of lighting to be used including their fittings, illumination levels and spread of light
- d. Follows the precautionary mitigation measures set out in Section 11 of the Ecological Impact Assessment, and the recommendations within the Bat Conservation Trust's Bats and Lighting in the UK guidance.

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.

25. Prior to the construction of the external surfaces of the development hereby approved samples the materials to be used in the construction of the building(s) shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

26. The development hereby approved shall be carried out in accordance with the submitted drawings numbered (2-)02 Rev B, received 08 January 2024.

GROUND:

To secure the proper development of the area.

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

Councillor Rusecki proposed and Councillor Albon seconded that the application be REFUSED for the following reasons:

1. The proposed development, if permitted, would result in harm to, and loss of, protected trees (whilst creating future pressure for the removal of, or significant works to, existing protected trees) within the site. The proposal would also result in the loss of open space, which contributes

to the visual amenities and character of the surrounding area. The cumulative impact of this loss will result in severe harm to the character and appearance of the area, which is not outweighed by the benefits of the proposal, contrary to Policy QD02 of the Thanet Local Plan, and paragraphs 135 and 136 of the National Planning Policy Framework.

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

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

Councillor Everitt recused himself from the Council Chamber, ahead of the next item.

- (g) **D07 F/TH/23/1352 - Land at Staner Court, Manston Road, Ramsgate**

PROPOSAL: Erection of 9No 3-bed and 2No 4-bed two storey dwellings, following demolition of existing garages, together with reconfiguration of parking area, alterations to informal play area and refuse storage space, and landscaping.

Mr Lemon 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 deferred and delegated to officers for approval 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:

1036 Rev P12

Received 18 December 2023

2035 Rev P03

2036 Rev P03
2037 Rev P03
2038 Rev P03

Received 13 October 2023

1120 Rev P06
1121 Rev P06
1122 Rev P06
1123 Rev P06

1124 Rev P06
1125 Rev P06
1126 Rev P06
1127 Rev P06
1128 Rev P06
2070 Rev P06
2071 Rev P06
2072 Rev P06
2073 Rev P06
2074 Rev P06
2075 Rev P06
2076 Rev P06

3030 Rev P06
3031 Rev P06
3032 Rev P06
3033 Rev P06
3034 Rev P06
3035 Rev P06
3036 Rev P06
3037 Rev P06
3038 Rev P06

Received 10 October 2023

GROUND:

To secure the proper development of the area.

3. Development shall not begin in any phase 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 Civil Drainage Design Strategy prepared by Pick Everard (22/12/2023) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

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

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The 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.

4. 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.

5. 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.

6. 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 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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.

7. Prior to the first occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to 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.

8. 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.

9. Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved 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.

10. Prior to the commencement of development hereby permitted, details of the measures to be taken to protect the public sewers shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

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

11. No development shall take place until details of the means of foul drainage 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, in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

12. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:
 - A. species, size and location of new trees, shrubs, hedges and grassed areas to be planted,
 - B. the treatment proposed for all hard surfaced areas beyond the limits of the highway,
 - C. walls, fences, other means of enclosure proposed,
 - D. ecological enhancements to be provided within the sit, to include the measures recommended in section 9 of the Preliminary Ecological Appraisal (Lloyd Bore March 2023),
 - E. details of the community garden,
 - F. details of the informal playspace,

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 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.

13. 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 and completed in accordance with a programme of works to be submitted to and approved in writing by 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.

14. Prior to the construction of the external surfaces of the development hereby approved samples the materials to be used in the construction of the building(s) shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

15. 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 the mitigation measures as set out within Appendix D of the Air Quality Assessment, along with the following 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
- I. Parking availability for existing residents during construction works

Development shall be carried out in accordance with the approved details.

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.

- 16. 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.

- 17. The area shown on the approved plan numbered 1036 Rev P12 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 dwellings 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.

- 18. Prior to the 1036 Rev P12 of the development, the secure cycle parking facilities, as shown on approved drawing no. 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.

- 19. The escape road/footpath as shown on the approved plan numbered 1036 Rev P12 shall only be used by vehicles when a fire tender is blocking the main access road. Removable bollards shall be installed at either end of the escape road, which shall only be removed when the escape road is in use by vehicles. The removable bollards shall thereafter be maintained.

GROUND:

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

20. The area shown hatched (both existing and new) on the submitted site plan numbered 1036 Rev P12, shall be marked on site prior to the first occupation of the development hereby permitted, and thereafter maintained for emergency vehicles only.

GROUND:

In the interests of public safety by enabling access for fire tender vehicles.

21. Prior to the first occupation of the development hereby permitted, details of a pedestrian crossing point to be provided at the junction of Staner Court and Manston Road, shall be submitted to, and approved in writing by, the Local Planning Authority. The pedestrian crossing point shall be provided prior to the first occupation of the development.

GROUND:

In the interests of pedestrian movement and safety, in accordance with Policy TP02 of the Thanet Local Plan.

22. No further alterations or extensions to the roof of unit numbers 4-7, 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.

23. 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.

24. 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.

25. 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, 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**.

(h) **D08 F/TH/23/1343 - Garage Blocks at Tomlin Drive, Margate**

PROPOSAL: Erection of 8No three storey 3-bed semi detached dwellings and 4No three storey 4-bed terraced dwellings, together with associated access, parking and landscaping.

Mr Lemon 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 deferred and delegated to officers for approval 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 1130 Rev P07, 1131 Rev P07, 1132 Rev P07, 1133 Rev P07, 1134 Rev P07, 1135 Rev P07, 2080 Rev P06, 2081 Rev P04, 2085 Rev P06, 2086 Rev P06, 3040 Rev P06, 3043 Rev P06 and 3044 Rev P06 received 09 October 2023, 221510-PEV-TD-00-DG-C-0700 Rev P02, 221510-PEV-TD-00-DG-C-0510 Rev P04, 221510-PEV-TD-00-DG-C-1121 Rev P02, 221510-PEV-TD-00-DG-C-1120 Rev P02 received 11 October 2023, DPLC/TOM/LD001, DPLC/TOM/LD002, DPLC/TOM/LD003, DPLC/TOM/LD004 received 18 October 2023, DPLC/TOM/LD005/A received 08 December 2023, 1045 Rev P15, 1046 Rev P11 and 1047 Rev P09 received 03 January 2024.

GROUND:

To secure the proper development of the area.

3. The development hereby permitted shall be completed in accordance with the submitted landscaping plans DPLC/TOM/LD001, DPLC/TOM/LD002, DPLC/TOM/LD003, DPLC/TOM/LD004 received 18 October 2023 and DPLC/TOM/LD005/A received 08 December 2023.

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. 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.

5. 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.

6. All excavations within the existing spread of the trees to be retained shall be carried out manually; using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

GROUND:

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

7. Prior to the first occupation of the development hereby approved details of the proposed ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

8. Prior to the installation of any external lighting a "lighting design strategy for biodiversity" for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall:
 - A. Identify those areas/features on site that are particularly sensitive for badgers and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
 - B. Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.
 - C. Details of the types of lighting to be used including their fittings, illumination levels and spread of light

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

GROUND:

In order to limit the impact upon protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and the advice as contained within the NPPF.

9. 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.

10. 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.

11. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved 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. The development hereby permitted shall be completed in accordance with the recommendations of the protected and details contained in section 6 of the Lloydbores Ecological Impact Assessment report (March 2023) received 11 October 2023.

GROUND:

In order to safeguard protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and advice as contained within the NPPF.

13. 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 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.

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.

14. 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.

15. 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.

16. 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.

17. 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, 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 SP14 of the Thanet Local Plan and the advice as contained within the NPPF.

18. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 1045 Rev P15 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.

19. 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 (including the mitigation measures set out in Appendix d of the Air Quality Assessment provided within the ES and IAQM Guidance dust from demolition and construction 2014.)
 - 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.

20. Prior to the commencement of development 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 shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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.

21. All dwellings hereby approved shall only be occupied to individuals or families who have been nominated by the Council, in accordance with its published allocations policy at the time.

GROUND:

To meet the exception criteria that omits the need to provide 25% first homes on development sites exclusively for affordable housing, in accordance with the Council's First Homes Interim Policy Statement (April 2022), Policy SP23 of the Thanet Local Plan, and the NPPF.

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

Councillor Everitt returned to the Council Chamber.

(b) **A02 FH/TH/23/1036 - Bleak House, Fort Road, Broadstairs**

PROPOSAL: Erection of a glasshouse following partial demolition of courtyard walls together with regrading of south lawn following alterations to paved terrace and formation of steps (Part Retrospective).

It was proposed by Council Rusecki, seconded by Councilor Albon:

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 224/P10A and 224/P11A received 16 November 2023.

GROUND:

To secure the proper development of the area.

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

(c) **A03 L/TH/23/1248 - Bleak House, Fort Road, Broadstairs**

PROPOSAL: Application for Listed Building Consent for the erection of a glasshouse following partial demolition of courtyard walls together with regrading of south lawn following alterations to paved terrace and formation of steps (Part Retrospective).

It was proposed by Council Rusecki, seconded by Councilor Albon:

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 erection of the glasshouse, details at a scale of 1:5 of the windows and doors to include sections through frames shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To 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 contained within the National Planning Policy Framework.

3. The new sections of wall adjacent to the steps on the eastern side of the site shall be of the same colour, finish and texture as those on the existing wall.

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 contained within the National Planning Policy Framework.

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

(d) **A04 FH/TH/23/1469 - 26 Prince Andrew Road, Broadstairs**

PROPOSAL: Erection of a disability access ramp together with handrail.

It was proposed by Council Rusecki, seconded by Councilor Albon:

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 23/632/JG/PR01 Rev A dated 20 November 2023.

GROUND:

To secure the proper development of the area.

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

(e) **A05 FH/TH/23/1345 - 33 Nash Court Gardens, Margate**

PROPOSAL: Erection of single storey garden annexe to rear of garden following demolition of 2 no. existing outbuildings.

It was proposed by Council Rusecki, seconded by Councilor Albon:

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 05167_OB02 Rev B, received 09 October 2023.

GROUND:

To secure the proper development of the area.

3. Prior to the construction of the external surfaces of the development hereby approved details the materials to be used in the construction of the building(s) shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details 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 annexe hereby approved shall be used as ancillary accommodation, incidental to the enjoyment of the main dwelling house.

GROUND:

To ensure that an independent residential use is not created that would fall below the Nationally Described Space Standards identified within Policies QD03 and QD04 of the Thanet Local Plan, and to safeguard the character, appearance and pattern of development of the area, in accordance with Policies QD02 and paragraph 130 of the National Planning Policy Framework.

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

Meeting concluded : 8.56 pm

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THANET DISTRICT COUNCIL

PLANNING COMMITTEE

14TH FEBRUARY 2024

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

The Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 (as amended)

- (A) Standard Reference Documents - (available for inspection at the Council offices and via thanet.gov.uk and gov.uk)

1. Thanet District Council Local Plan and associated documents.
2. Cliftonville Development Plan Document
3. Broadstairs and St Peters Neighbourhood Plan
4. Westgate-on-Sea Neighbourhood Plan
5. Birchington-on-Sea Neighbourhood Plan
6. The National Planning Policy Framework and the National Planning Practice Guidance issued by the Department for Levelling Up, Housing and Communities.

- (B) Register of Applications for Planning Permission (Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015))

(Copy of applications together with accompanying plans or drawings are available for inspection via the Council's website <https://planning.thanet.gov.uk/online-applications/> or at the Council offices)

- (C) Background Papers in relation to specific reports in the Schedule of Planning Applications

(Copies of background papers and any appeal decisions referred to are available via the Council's website <https://planning.thanet.gov.uk/online-applications/>)

I certify that the above items are not exempt information.

- (D) Exempt information in accordance with paragraph of Schedule 12 (A) of the Local Government Act 1972.

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE:5th February 2024

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF PLACE

PART A

TO: THE PLANNING COMMITTEE

DATE: 14 February 2024

Application Number	Address and Details	Recommendation
A01 R/TH/23/0156	Land Adjacent To Salmestone Grange Nash Road MARGATE Kent	Approve
MAJOR	<p>Application for the reserved matters of outline permission OL/TH/16/1765 "Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of Access with all other matters reserved" for the approval of appearance, landscaping, layout and scale</p> <p>Ward: Salmestone</p>	
A02 F/TH/23/1174	12 Queen Street RAMSGATE Kent CT11 9DR	Approve
	<p>Change of use of first and second floors from 4-bed flat to 5-bed HMO together with installation of replacement of shop front (Part Retrospective)</p> <p>Ward: Central Harbour</p>	
A03 F/TH/23/0622	26 Ramsgate Road BROADSTAIRS Kent CT10 1PP	Approve
	<p>Change of use from single dwelling residential to 9 bed House in Multiple Occupation (HMO)</p> <p>Ward: Viking</p>	
A04 F/TH/23/1557	Kennedy House And Trove Court Newcastle Hill RAMSGATE Kent CT11 8PE	Approve

Installation of external wall insulation,
erection of roof screen, and
replacement roof lining, together with
alterations to windows, doors, existing
balconies, and entrance

Ward: Eastcliff

A05 F/TH/23/1562

**Harbour Towers Hertford Street
RAMSGATE Kent CT11 9EY**

Approve

Installation of external wall insulation,
erection of roof screen, and
replacement roof lining, together with
alterations to windows, doors, existing
balconies, and entrance

Ward: Central Harbour

A06 L/TH/23/1411

**Theatre Royal Addington Street
MARGATE Kent CT9 1PW**

Approve

Application for listed building consent
for repairs to the roof, parapets and
chimney, together with the creation of
new access hatch above seating area
into the loft space

Ward: Margate Central

A07 F/TH/23/1468

**91 Staner Court Manston Road
RAMSGATE Kent CT12 6HT**

Approve

Erection of balcony with access ramp
following removal of existing balcony

Ward: Newington

A01

R/TH/23/0156

PROPOSAL: Application for the reserved matters of outline permission OL/TH/16/1765 "Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of Access with all other matters reserved" for the approval of appearance, landscaping, layout and scale

LOCATION: Land Adjacent To Salmestone Grange Nash Road MARGATE Kent

WARD: Salmestone

AGENT: Mr Graham Wilson

APPLICANT: Mr J Goodban

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered:

P21-2467_DE_15 Sheet 21 and P21-2467_DE_15 Sheet 22 Rev A received 27 June 2023

P21-2467_DE_09__05, P21-2467_DE_09_B_01, P21-2467_DE_09_B_02, P21-2467_DE_021__01, P21-2467_DE_14_C_12, P21-2467_DE_14_E_06, P21-2467_DE_14_E_11, P21-2467_DE_14_E_13, P21-2467_14_G_05, P21-2467_DE_14_H_02, P21-2467_DE_14_J_10, P21-2467_DE_15__32_BD, P21-2467_DE_15__33_BD, P21-2467_DE_15__34_WB, P21-2467_DE_15_A_13_BD, P21-2467_DE_15_A_35_BD, P21-2467_DE_15_B_01_BD, P21-2467_DE_15_B_06_BD, P21-2467_DE_15_B_07_BDH, P21-2467_DE_15_B_08_BDH, P21-2467_DE_15_B_09_BD, P21-2467_DE_15_B_11_WBH, P21-2467_DE_15_B_12_WB, P21-2467_DE_15_B_14_BD, P21-2467_DE_15_B_15_WB, P21-2467_DE_15_B_16_WB,, P21-2467_DE_15_B_17_BD, P21-2467_DE_15_B_18_B, P21-2467_DE_15_B_20_WB, P21-2467_DE_15_B_22_BD, P21-2467_DE_15_B_24_WB, P21-2467_DE_15_B_25_BD, P21-2467_DE_15_B_26_B, P21-2467_DE_15_B_27_BD, P21-2467_DE_15_B_28_B, P21-2467_DE_15_B_29_WBC, P21-2467_DE_15_B_30_WBHC, P21-2467_DE_15_C_19_BD, P21-2467_DE_15_C_31_WB, received 08 November 2023

BHNASHROAD.1/TK45 Rev P2 23 received November 2023

P21-2467_DE_14_C_22, P21-2467_DE_020_B_01, P21-2467_DE_20_B_03 and P21-2467_DE_20_B_04 received 05 December 2023

SL/BHNASHROAD-LD.2/LIGHT-01 Rev P3, 3041-APA-ZZ-XX-SK-L-0001 Rev P01 and 3041-APA-ZZ-XX-DS-L-4100 Rev P05, LR1 Rev P3 (spine road) and LR2 Rev P3 (residential) received 14 December 2023

P21-2467_DE_020 _C_02, P21-2467-DE-14__17, P21-2467_DE_15__36_BDH, P21-2467_DE_15__37_WBH Received 15 January 2024

P21- 2467-DE-23_A_01 received 24 January 2024

3041-APA-ZZ-XX-LA-L-1001 Rev P06, 3041-APA-ZZ-XX-SK-L-0002 Rev P00.01 and P21-2467_DE_14_V_01 Received 01 February 2024,

P21-2467_DE_14_J_03 received 05 February 2024.

BHNASHROAD.1/TK47 Rev P1 BHNASHROAD.1/TK46 Rev P2, BHNASHROAD.1/93 Rev P1 BHNASHROAD.1/94 Rev P1 BHNASHROAD.1/95 Rev P1 BHNASHROAD.1/96 Rev P1 BHNASHROAD.1/97 Rev P1 received 06 February 2024

GROUND;

To secure the proper development of the area.

2 Prior to the construction of the external surfaces of the development hereby approved samples the materials to be used in the construction of the building(s) shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND

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

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, car port and adjacent visitor parking spaces, as shown on the approved plan numbered P21-2467_DE_14_J_10 shall be provided and permanently retained.

GROUND:

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

4 The vehicle turning areas shall be carried out in accordance with drawing numbered P21-2467_DE_14_C_12. 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.

5 Visibility and pedestrian visibility splays shall be provided to the access roads and parking areas in accordance with the submitted plan numbered BHNASHROAD.1/95 Rev P1

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

6 Prior to the first occupation any dwelling within the development hereby permitted, the secure cycle parking facilities, as shown on approved drawing no. P21-2467_DE_14_J_10 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.

7 Prior to the first occupation units 91-101 and 226-236 within the development hereby permitted, details of the proposed secure cycle parking facilities within the area shown on approved drawing no. P21-2467_DE_020_C_02 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 unless otherwise agreed in writing by the Local Planning Authority.

GROUND

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

8 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The amenity areas shall be managed in accordance with the approved landscape management plan in perpetuity.

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

9 The play space as identified on the open space plan numbered P21-2467_DE_14_V_01 shall be provided in accordance with the plan numbered 3041-APA-ZZ-XX-LA-L-1001 Rev P06 and The Landscape and Public Realm Strategy and made available for use prior to the first occupation of any dwelling hereby permitted.

GROUND:

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

10 All hard and soft landscape works, including ecological enhancement features, shall be carried out in accordance with the submitted plan 3041-APA-ZZ-XX-LA-L-1001 Rev P06 and The Landscape and Public Realm Strategy. 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

11 Prior to the first occupation of any dwelling on Street 02 or Street 03, the 12 school drop off spaces and the pedestrian route from the spaces along street 02 and 03 to the north east corner of the site shall be provided and available for use as shown on P21-2467_DE_14_C_12 and thereafter maintained.

GROUND:

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

12 Prior to the first occupation of any dwelling on Street 02, details of any road markings and signage relating to the 12 school drop off spaces shown on P21-2467_DE_14_C_12, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwellings on Street 02 and thereafter maintained.

GROUND:

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

13 Prior to the first occupation any dwelling within the flat blocks hereby permitted, the refuse storage facilities, as shown on approved drawing no. P21-2467_DE_020_C_02 shall be provided and thereafter maintained.

GROUND:

In the interests of visual amenity and highway safety in accordance with Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

14 Prior to occupation of any dwelling on street 02, details (including a detailed site plan) of the footpath and any gate adjacent to the school boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The footpath and gate shall be provided in accordance with the approved details concurrently with the landscaping of the area in question.

GROUND:

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

15 Prior to the commencement of development hereby approved details of the existing and proposed land levels within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

GROUND:

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

16 Prior to the commencement of development hereby approved a Stage 1 Road Safety Audit for the crossing on the link road shall be submitted to, and approved in writing by, the Local Planning Authority. Any recommendations of this report shall be implemented prior to the first operation of the crossing.

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.

17 Prior to the first occupation of the dwellings 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

INFORMATIVES

Thanet District Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband.

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

The spine road, pedestrian footways and cycle paths as shown indicatively on adoption plan BHNASHROAD.1/93 Rev P1 shall be offered to the Local Highway Authority for adoption as per the Section 106 agreement on the outline planning permission.

A Traffic Regulation Order may be required for road markings and signage for the proposed drop off bays. The applicant shall use their best endeavours to progress this application.

SITE, LOCATION AND DESCRIPTION

The application site is located adjacent to the southern settlement boundary of the town of Margate. The site lies to the south of Margate town centre and the commercial centre of Westwood lies some 2km to the east.

The site itself is irregular in shape and measures approximately 9.3 hectares. The site is currently in agricultural use and it appears that the land has historically been intensively cultivated and is open with narrow field margins and perimeter hedgerows and trees which are mostly off site landscaping. The site slopes towards its northern boundary and there is a difference in levels of some 5 metres across the site.

The site has two direct road frontages. The frontage to Nash Road is 175m in length and set behind a grass verge. The site is currently served by an agricultural access from Nash Road. To the north west of the site and bordering Nash Road and the adjoining school, lies the Grade II* Salmestone Grange (which is now a tourist and wedding venue). The Grange is also a Scheduled Ancient Monument. The site has a frontage of 345m to Manston Road to the west. This frontage is set behind a brick wall and at this point the ground level is some 1.5m above the Manston Road frontage. Both Nash Road (to the north) and Manston Road (to the west) are each residential roads comprising post war semi detached houses and bungalows.

There is a 1980s development of houses in Sycamore Close beyond the south west boundary of the site. The application site is adjoined to the southern boundary by Thanet Crematorium and the Margate Cemetery which contains listed memorials, chapel buildings, gates and walls. The Council's refuse facility lies beyond this point further to the south. St Gregory's Primary School lies to the northwest boundary of the site and there are allotments to the south east.

RELEVANT PLANNING HISTORY

OL/TH/16/1765 - Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of Access with all other matters reserved (Appearance, Landscaping, Layout, Scale). Granted 02 February 2022

OL/TH/99/0546 - Erection of 40 houses and associated access and landscaping. Application withdrawn.

OL/TH/94/0540 - Outline application for residential development and 8 acre public open space incorporating a woodland of remembrance. Refused September 1994.

OL/TH/91/0596 - Outline application for residential development. Refused January 1992.

PROPOSED DEVELOPMENT

The principle of developing the site for up to 250 no. dwellings, and the access into the site, along with all off-site highway works and the securing of the financial contributions and affordable housing, was approved through the previous outline application (Application reference OL/TH/16/1765).

This is an application for the reserved matters of the outline permission for the approval of appearance, landscaping, layout and scale for 250 no dwellings.

A local distributor road is proposed to run east west through the centre of the site joining Nash Road to Manston Road. A roundabout is proposed at the western end of the site to connect with Manston Road and Nash round would be realigned. Secondary roads would provide access to the proposed housing either side of the link road.

The layout consists of a mix of detached, semi-detached and terraced buildings at 2 and 3 storeys in height, consisting of 12no. 1-bed flats, 16no. 2-bed flats, 29no. 2-bed houses, 111no. 3-bed houses, and 82no. 4-bed houses.

Parking is provided in the form of one or two spaces per dwelling depending upon size, with an additional 105no. no visitor parking spaces. One electric charging point per dwelling has been provided.

The design of the dwellings is traditional, with the use of pitched and hipped roofs and the incorporation of gables and bay windows. The palette of materials consists of red and buff brick, red, grey and brown roof tiles, and light and dark grey cladding.

An area of public open space is proposed at the north of the site adjacent to Nash Road and would include a Locally Equipped Area of Play (LEAP) and smaller areas of soft landscaping would be included across the site.

DEVELOPMENT PLAN POLICIES

SP01 - Spatial Strategy - Housing
SP13 - Housing Provision
SP14 - General Housing Policy
SP22 - Type and Size of Dwellings
SP23 - Affordable Housing
SP24 - Development in the Countryside
SP26 - Landscape Character Areas
SP27 - Green Infrastructure
SP28 - Protection of International and European Designated Sites
SP29 - Strategic Access and Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP34 - Provision of Accessible Natural and SemiNatural Green Space, Parks, Gardens and Recreation Grounds
SP35 - Quality Development
SP36 - Conservation and Enhancement of Thanet's Historic Environment
SP37 - Climate Change
SP38 - Healthy and Inclusive Communities
SP41 - Community Infrastructure
SP42 - Primary and Secondary Schools
SP43 - Safe and Sustainable Transport
SP44 - Accessible Locations
SP45 - Transport Infrastructure
SP47 - Strategic Routes
CC01 - Fluvial and Tidal Flooding
CC02 - Surface Water Management
CC04 - Renewable Energy
HE01 - Archaeology
HE03 - Heritage Assets
H01 - Housing Development
H03 - Land fronting Nash Road and Manston Road, Margate

GI01- Protection of Nationally Designated Sites (SSSI) and Marine Conservation Zones (MCZ)
GI03 - Regionally Important Geological Sites (RIGS)
GI04 - Amenity Space and Equipped Play
GI06 - Landscaping and Green Infrastructure
QD01 - Sustainable Development
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
QD05 - Accessible and Adaptable Accommodation
SE05 - Air Quality
SE06 - Noise Pollution
SE08 - Light Pollution
TP01 - Transport Assessments and Travel Plans
TP02 - Walking
TP03 - Cycling
TP04 - Public Transport
TP06 - Car Parking
TP10 - Traffic Management

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, site notices were posted close to the site and an advert was posted in the local paper.

25 letters of objection have been received from individuals and St Gregory's Primary School raising the following concerns (summarised below):

- Impact of the development upon Elliotts Close
- Highway safety
- Out of date plans
- Loss of outlook
- Loss of privacy
- Noise and disturbance
- Noise and disturbance during construction
- Loss of trees
- Loss of hedgerows and planting
- Alterations to the access to the school
- Location of the proposed school access
- Impact upon the school
- Developer should pay for alterations in the school
- Distance from drop off bays
- Lack of consultation
- Loss of agricultural land
- No requirement for more houses
- Impact upon community facilities
- Lack of affordable housing

- Impact upon the character and appearance of the area
- Development in the countryside
- Will the inner ring road be completed
- Increased traffic
- Surface water
- Flood risk
- Drainage
- Impact upon biodiversity
- Air pollution
- Location of the proposed roundabout
- Where do the footpaths lead
- Impact upon health
- Increase in vermin
- Proximity of development to the school
- Safeguarding of children
- Lack of health and safety plan
- Conditions are not being complied with
- Pedestrian link is not being provided
- Contributions are not being provided to the school
- Additional noise assessments required
- Works to pedestrian bridge on Nash Road
- Drawings failed safety audit

CONSULTATIONS

KCC Highways - Updated comments received 21 December 2023

Further to my previous response, the applicant has engaged directly with the local highway authority to address the concerns and points raised. The submitted Highways Letter and drawings are the result of these discussions. Having reviewed these I have the following comments to make

Spine Road

The proposed speed cushions (which act as a speed attenuation feature) have been replaced with two central islands, that deflect drivers. Plans demonstrating tracking have been submitted and these are acceptable.

There are still 14 direct accesses onto the spine road, but having reviewed this we are content to accept this.

Bus Stops/Zebra Crossing

We note the submitted Stage 1 Road Safety Audit, and the comments submitted by the applicant, along with two alternate layouts for the siting of the bus stops. Having reviewed this, we feel that Option 1 (Drawing 85) is an acceptable alternative, and will address the

issues raised. As such a Stage 1 Road Safety Audit along with a Designers Response should be carried out to confirm there are no further issues with these locations. Given my comments above, we also feel the Zebra Crossing could be upgraded to a Toucan Crossing, which would be a more positive form of traffic control.

Visibility splays

For the Copenhagen style crossing points, visibility splays have been shown setback from the rear of these. However, we need to see visibility splays demonstrated with a 2.4m setback from the main carriageway edge. In addition any trees do have to be setback behind the visibility splay envelope, especially for all accesses entering onto the main spine road

Layout

We do require a General Arrangement plan, that demonstrates the road hierarchy and details road and footway dimensions, as set out in the Kent Design Guide. The build out in front of Plot 18 - based on the layout we assume this is a shared space area and this has been incorporated to ensure low driven speeds. As such we would prefer this to be hard landscaped and included as part of the area offered for adoption, so we can maintain it.

Pedestrian Link to St Gregory's School

Further to my previous comments this has been revised so that a 2.5m wide footway is now provided and the parking layout here has been amended so that there are less vehicle crossover points. Lighting has also now been included. However, we would like to see the footway behind the drop off parking spaces widened, and the hard standing enlarged in front of the proposed gate. This will future proof this area, and provide a suitable area for parents with pushchair's etc to access the school, should this proposed access come forward.

Adoption Plan

I note that the footway in front of Plots 189-193 has not been indicated as being offered for adoption - is this an oversight?

In addition we would want to adopt the cycle route that starts opposite Plot 197, and circumnavigates the public open space on the western side, up to its connecting point with Nash Road. This is to ensure cycle connectivity is fully maintained. This will need to be a bound surface and in addition this will also need to have appropriate lighting. I could not locate a hard landscaping plan - this is required so that we can ensure the materials proposed within the adoptable area's are from our specified pallet. Whilst this can be agreed at the S38 Agreement stage, it is better to have an understanding of what is proposed at this stage, so that if any changes are needed these can be addressed at this stage. I note a number of trees are proposed in the verges and if these are to be adopted then commuted sums would be required for their ongoing maintenance.

Lighting Plan

The Street Lighting team had the following comments based on the submitted plans:

I have been in contact with consultant in relation to the appropriate lighting levels / column heights on the spine road. I am glad to see that my comments were taken on board and the lux levels have been increased.

In terms of the landscaping, assuming that the tree locations shown on the lighting drawing are accurate, then direct conflicts have been avoided. The columns are located in verge to bring them forwards and closer to the carriageway which is a sensible option in densely planted areas. The lighting levels onto the footways will be adversely impacted by the tree placement relative to the light source, but I believe the proposals (again assuming these are accurate and not indicative locations) are about the best balance that can be achieved between the safety of road users and the aesthetic aspirations of the developer.

Tracking

A plan has been submitted demonstrating refuse tracking and there are a few area's we have concerns with:

Outside flats Plots 226-236 - it looks like wheel overrun of the pedestrian footway

Outside Plots 14 & 9 - the vehicle appears to overrun a post and rail fence here - the fencing could potentially be moved back to accommodate this.

Outside Plot 161 - the tracking is very tight, could the entrance be widened slightly to accommodate this better?

I could not see a plan demonstrating tracking for a Fire Tender, given the amendments to the layout especially in the north east corner. This will be required to ensure it is demonstrated that a Fire Tender can access all plots within the development.

Parking

I am happy to accept the parking provision as demonstrated on the Parking Strategy Plan - visitor parking has been spread more evenly around the site as much as is possible. Electric Vehicle charging points are proposed for each dwelling, which future proofs the use of the site.

Bicycle storage

Sheffield stands area proposed for the two blocks of flats. However the layout demonstrated makes it impossible for the bikes to be removed, especially those located further away from the door. If the space cannot be improved, then I would suggest an upright storage system is provided. But I do need to see details to ensure the storage system proposed will fit in the limited space available.

Waiting restrictions

Unfortunately the plan that has been submitted does not have any yellow markings indicating the location of the proposed waiting restrictions.

Updated comments received 21 August 2023

Further to our previous comments revised information has been submitted. Having reviewed this I have the following comments to make:

Concerns have been raised regarding the proposed highway improvements on Manston Road and Shottendane Road, (which will result in a change of priority at the Manston Road/Shottendane Road junction), and more especially to the proposed amendments to the existing school access.

These measures were assessed and approved as part of the Outline application that was approved (OL/TH/16/1765) and as such have been deemed appropriate. The applicant has submitted a document that addresses these concerns and states that these improvements have been through the required Road Safety Audits. The applicant has co-operated fully with KCC to ensure these improvements meet the necessary standards required.

A new pedestrian access is proposed to serve St Gregory's School, which is located on Street 02. This is accompanied by 10 on-street parking bays to enable parents to park vehicles, and compensates for the loss of on street parking on Manston Road as a result of the necessary highway improvements for the junction of Shottendane Road and Manston Road.

A revised plan has been submitted that proposes a pedestrian footway to link the proposed parking bays directly with Manston Road, via Street 02 and Street 04. A new footway will link the end of Street 04 with Manston Road, this passes to the north of Plots 230-237 (a block of flats).

We have a number of concerns with this proposal as follows:

no dimensions have been detailed for the width of the footway, and the scale on the parking strategy is too small to make a proper assessment. We would require this to be a minimum of 2m from the parking bays, up to the point it joins Manston Road.

this route requires parents to walk across a large group of parking bays, which are all sited adjacent to each other. Visibility splays would need to be maximised to ensure that any driver exiting these parking spaces can clearly see any pedestrians using the footway within the vicinity. A number of trees are proposed and these should be set well back to ensure they do not interfere with visibility (next to parking space 222, 225, 226 and 229)

lighting would be required for this footway - this will need to be added to the lighting strategy plan.

A covering letter has been submitted to address the highway points we raised. I have reviewed this and the comments follow the setting out of this document by the applicant:

1. An adoption plan has now been submitted (Plan 58), however this does not include footways, service margins, on street visitor parking bays. In particular does not include the proposed new footway near the flats (plots 230-237), which has been proposed to serve as a pedestrian access from the additional parking bays on Street 02 to the main school entrance via Manston Road. I note a number of trees are proposed in the verges and if these are to

be adopted then commuted sums would be required for their ongoing maintenance. Footways should be indicated in a separate colour for clarity.

2. The submitted drawing demonstrating the dimensions of the roundabout is acceptable, and any slight alterations required can be made as part of the S38 Agreement technical approval process.

3. I note the applicant has revised the number of direct accesses onto the spine road, and has reduced this from 17 to 14. However we still have concerns that this is too many given that this Spine Road forms part of Policy SP47 - Strategic Routes in Thanet District Councils Adopted Local Plan and the ICRIS (Inner Circuit Route Improvement Strategy). In addition the design will necessitate a reversing manoeuvre to be used by future residents to ingress/egress these spaces. Having discussed this with our Agreements Engineer, we would be happy to accept no more than 10 direct accesses and would ask the applicant to review this.

4. I am pleased to note that Visitor Parking bays have been removed from the spine road and re-allocated through the site, although there are still some area's that are top heavy (for example plots 138-141 has 6 visitor bays for 4 houses, on a private shared access).

5. Speed Cushions are now proposed on the main spine road. However, on consulting with another team regarding this arrangement, I have been advised that these would not be supported by KCC, given that this spine road will form part of the above mentioned ICRIS, which is being implemented to improve traffic flow within this area. Our Highway Improvements team advised me that speed cushions are not generally not supported on A and B class roads, which is the proposed classification of this spine road once constructed.

6. One raised table is proposed to serve a pedestrian zebra crossing. Having consulted with our Highway Improvement team I have been advised that a raised table would not be appropriate, given that this road will form part of the ICRIS. As such this provision will need to be revised.

7. As a result of the above, the positions of the bus stops may potentially need to be revised, There needs to be appropriate pedestrian/vehicle visibility for vehicles overtaking a bus that has stopped at either of these stops. These stops could be set back slightly further from the proposed crossing, with the provision of double yellow lines behind them to prevent inconsiderate parking, or incorporating the side accesses into the approach to the bus stop, as they will prevent any parking behind the bus stop markings itself Once the locations have been decided/agreed a Stage One Road Safety Audit will be required to confirm their suitability.

8. Refuse vehicle tracking - the applicant has submitted details confirming the length of the refuse vehicle is 11.1m long. However I have contacted the Refuse Services team at Thanet District Council and whilst the vehicle is 11.1m long, they travel around developments with the barrier arms out and a slave bin on the back, which makes the vehicles 13m long. As such the refuse vehicle tracking needs to be amended to demonstrate a 13m long vehicle, a scale bar should be included on this drawing.

9. Plans have been submitted demonstrating the tracking for a 12.2m long bus along the spine road. These would appear acceptable, however no scale bar has been provided against which to check the dimensions and fully assess these.

10. Nash Road - the applicant has submitted a drawing proposing 30mph gateway signs at the southern end of the spine road, prior to entering the development. The speed limit on Nash Road is currently derestricted, however this is to be reduced to 30mph as part of highway mitigation works for a development to the south of this site. As such we are happy to accept the drawings as proposed, and they can be amended as part of the S38 technical drawings that will be required.

11. Visibility splays - the submitted plan is in general acceptable, however no scale bar has been included against which I can verify the dimensions shown. I note a number of visibility splays will pass directly through proposed trees on the main spine road which is not acceptable - there should be no obstruction over 0.6m within the length of these splays. Full assessment of the visibility splays cannot be provided until a revised adoption plan has been submitted.

12. The footway on the eastern side has now been extended and an uncontrolled pedestrian crossing is now proposed at the southern end of the site, which will provide a link between both sides of the development - this addresses the Road Safety Audit comment point 3.2

13. A lighting plan has been submitted, which has been reviewed by our Street Lighting team in conjunction with the Master Landscape Plan. They have made the following comments:

I note that the internal spine road is proposed for a P3 class, which based on the number of properties at this site is about where I would expect. However, as I understand it there are proposals for a further 1200 dwellings on Nash Road, in addition to the proposed changes at Brooksend Hill which will result in additional traffic heading towards Manston Road. As such, I do not believe that lighting class will be adequate when these other elements are taken into consideration. The applicant will need to consider these elements and adjust the lighting class accordingly. I should think a C / M class would be more appropriate given the volume of traffic this road will carry.

One of the selected luminaires - CU Phosco P863-16-P4-NW-E0700-37W - is not approved for use, so an alternative luminaire will need to be selected from the attached appendix A document.

The landscaping drawings show far more trees than the lighting drawings, though it is not clear if the tree placement on the lighting drawings is indicative or accurate. The landscaping should be designed in conjunction with the lighting to ensure there are no conflicts. The BSEN 5489 states: 'In new streets where trees are to be planted, the lighting should be designed first and the planting sites fixed afterwards'

A thorough assessment of the function of the footway and carriageway is essential before taking the decision to plant trees. It is important that trees are located appropriately where

they will not unduly interfere with the functions of other items of street furniture, particularly those related to safety, such as traffic signs and street lights.

Trees planted within close proximity to street lights can create areas of shadow leading to a poor lighting scheme that is potentially not to the required lighting standards. This can increase risks for road users and pedestrians. Trees can also cause damage to the lighting due to branch movement and residue deposits.

14. Zebra crossing provision - comments in point 6

Secondary access Roads

15. see point 8

16. see point 11

17. See point 1 - Adoption plan requires revision

18. A plan has been submitted showing indicative waiting restrictions. These are acceptable and can be further reviewed as part of the required S38 Agreement.

19. see point 17

Parking layout

20. The applicant has clarified the visitor parking provision being 105 spaces which is two more than is required (50 for visitor parking and 53 for tandem parking provision). This is acceptable.

21. noted

22. see point 4

23. The applicant has revised the visitor parking layout, and I am content to accept this as proposed. There are still a few areas that are top heavy, for example Plots 7-12 have 6 visitor bays for 6 houses and Plots 138-141 have 6 visitor spaces to serve 4 dwellings off a shared private access.

24. School drop off parking - I accept the points raised by the applicant and am content for the parking layout to remain as proposed on the parking layout plan.

25. I note that Electric Vehicle (EV) points have now been indicated on the Parking Strategy Plan. However in some of communal parking areas/front parking courts the EV charging point is shown as being located behind the footway, which would potentially result in cables trailing across a footway, which would not be acceptable. The Plots that require revision or further clarification are as follows: 15-17, 23, 25, 26, 68-75, 78, 80-87, 96-101, 104-106, 114-123, 125, 126, 162, 163, 167-171, 188-191, 208-210, 212-214, 223, 224, 226-229, 247-249.

26. I note the submitted information regarding the bicycle storage and in general this is acceptable. However, I do need to see the proposed storage system for the two blocks of flats (Plots 94-101 and 230-237). Given the restricted space this should be clarified at this

stage, as revisions to the space allocated may necessitate in a further planning application. Having checked the proposed sheds, I note a number of plots do not have direct access from the highway to the rear garden, which are as follows: 26,49,80,83,172 208/209, 210 223 & 224 (they would rely on 222 not blocking access with their cars parked in their allocated parking space) This will need to be revised, it is not acceptable to expect residents to have to take bicycles through any house.

Pedestrian and cycle access

I note the applicant's comments regarding pedestrian and cycle connectivity within the site and the proposed 3m wide shared cycle footway on the southern side of the development. However no cycle links are shown to improve connectivity to the east/north of the site. A link should at least be provided to Nash Road. Further revision and commentary is required to clarify how this site will connect to existing footway and cycle networks in the vicinity.

We are content to accept the Copenhagen style crossing points, which will give priority to pedestrians and cyclists.

Initial comments received 05 April 2023

An outline planning application has already been approved for this site (OL/TH/16/1765), which considered the access and assessed the impact of traffic movements from the development on the local highway network. As such the principle of development has already been approved.

This proposal was also subject to pre-application discussion with Kent County Council Highways and Transportation.

Access to the site will be served by a new roundabout on Manston Road, whereby a new spine road will link through the site to Nash Road. Nash Road will be re-configured at this point to provide a priority junction from the proposed spine road to serve Turners Close and 1-59 Nash Road.

This new road is proposed to make up part of the Thanet District Councils Transport Strategy which is referred to as the Inner Circuit Route Improvement Strategy (ICRIS)

Having assessed the submitted information and drawings, I have the following comments to make:

Spine Road

1. No plan has been submitted demonstrating the extent of the proposed adoptable highway. This is required to assess landscaping, tracking, lighting, visibility splays amongst others, and as such a number of drawings cannot be assessed at present.

2. Whilst the roundabout has been approved under the outline application, a detailed plan should be submitted demonstrating the widths of the proposed arms along with tracking for vehicles using this roundabout. It should conform to standards set out in the Design Manual

for Roads and Bridges. I note the comments in the Road Safety Audit regarding signs and tactile paving, these can be reviewed as part of the Technical drawings that will be required for the S278 Agreement.

3. The spine road should be constructed to local distributor standard, in accordance with guidance detailed in The Kent Design Guide, I note a width of 7.3m is proposed and this is acceptable. The applicant was advised in pre-planning application discussions that direct access to single dwellings would not be acceptable for a local distributor road. I note that plots 49-55, 62-66, 182-183 and 207-211 all have direct access into the spine road. Access to a shared driveway, which facilitates forward entry and exit onto this spine road would be acceptable, as such the above plots require revision. In addition this spine road forms part of Policy SP47 - Strategic Routes in Thanet District Councils Adopted Local Plan and the ICRIS, and as such should be designed in accordance with guidance for a local distributor road.

4. There are a number of visitor parking bays located with direct access off the spine road - we have advised in pre-planning discussions that these should be located on secondary roads.

5. I can find no details confirming the proposed speed limit on the spine road. this has a bearing on the spacing of speed attenuation features. A 30mph speed limit requires measures every 150m, whereas a 20mph speed limit requires measures every 60m (as detailed in the Kent Design Guide). We would prefer to see a speed limit of 20-25mph on the spine road.

6. At present the applicant has indicated raised tables to reduce driven speeds along the spine road. However these would not be appropriate for a route that will eventually support buses, as they would require a significant level of maintenance, and Stagecoach are generally unsupportive of this type of speed reduction measure. Raised cushions would be more appropriate.

7. The location of proposed bus stops has been indicated on the submitted drawings. The cage should measure 25m in length (as per guidance detailed in Stagecoach's Bus Services and New Residential guidance document). I would highlight at this stage that these bus stops would be required to form part of any S106 Agreement so we can secure a contribution for the provision and maintenance of these. I also note that a number of on street visitor parking bays are located in close proximity, this is not acceptable as highlighted in point 3.

8. Tracking has been demonstrated for an 11.1m long refuse vehicle - however TDC use vehicles that are 13m in length, as such the drawings require revision. An adoption plan is required to fully assess the tracking.

9. In addition, tracking should be demonstrated for a 12.2m long bus, to show that two vehicles of this size can pass each other along the length of the spine road. This also needs to clearly demonstrate that the front offside corner of the bus should never normally need to perform an excursion over the marked carriageway centre line.

10. No details appear to have been submitted on measures to reduce the speed limit on Nash Road which approaching from the south towards the new spine road. At present this road has a derestricted speed limit, and appropriate measures are required to ensure this speed is reduced prior to entering the development.

11. Plans demonstrating visibility splays have been submitted, however these have a setback of 4.5m on all accesses joining the spine road. A setback of 2.4m is required so this can be properly assessed against any proposed landscaping. I note a length of 70m is being shown, which would be robust if the speed limit along here will be 30mph, though this would only need to be 43m. The full extent of the visibility splays for the shared access serving Plots 132-135 and the new priority junction for Nash Road needs to be shown, so they can be properly assessed. This plan cannot be fully assessed until an adoption plan has been submitted.

12. Road Safety Audit point 3.2 - no pedestrian crossing is proposed at the eastern end of the spine road at it's tie in with Nash Road. The applicant states that there is lack of available land to provide this, however if the pedestrian footway running along the eastern side of the spine was extended this would potentially assist in resolving this issue. This should be explored further, as safe pedestrian links to neighbouring developments should be provided to encourage sustainability.

13. A lighting plan should be considered now in conjunction with the proposed highway trees, as the current layout along the spine road will likely lead to significant shadowing/interference with street lighting.

14. A pedestrian footway is proposed along the eastern side of the spine road, and a 3m shared footway cycleway is proposed along the western side of the spine road. A raised table is proposed as a crossing feature at two points, however in light of my comments in point 6 this could be provided in the form of a zebra crossing.

Secondary access Roads

15. Widths of 4.8m - 6.8m are proposed for the secondary access and shared roads, with shared driveway being slightly narrower, which is acceptable.

16. As stated in point 8, tracking has been shown for an 11.1m long refuse vehicle, however TDC use 13m long vehicles, so these plans need to be resubmitted, along with an adoption plan to enable them to be fully assessed.

17. Visibility splays of 2m x 33m are acceptable within the side roads, and forward visibility plans have been submitted, but again these cannot be fully assessed until an adoption plan is submitted.

18. Waiting restrictions should be provided within the turning heads in certain locations, to ensure these area's are kept clear and on-street parking is restricted. A single yellow line prohibiting parking between 7am and 7pm would be considered appropriate.

19. Additional waiting restrictions would be required along Street 02 to prevent ad hoc parking by parents when all the proposed parking spaces are in use.

Parking layout

20. Whilst I note that the parking allocation means that nearly all dwellings have access to 2 parking spaces, a large number of these have been provided in a tandem formation. Past experience has taught us that this type of parking layout is often under utilised, which results in on-street parking, creating pinch points. As such we request additional visitor parking spaces to address this at the ratio of 0.5 spaces per dwelling. I note that approximately 142 dwellings have tandem parking. Some of these are located on private driveways, and as such we may be accepting of these, however those that have direct access onto proposed adopted roads we would want additional visitor spaces provided.

21. Double and single garages are proposed for a number of dwellings. Whilst these do not count towards the parking provision, I am pleased to note the proposed dimensions would enable a vehicle to be parked within these.

22. There are a number of visitor parking bays located with direct access off the spine road - we have advised previously that this would not be acceptable and that these should be located on secondary roads.

23. Whilst the proposed number of visitor parking spaces meets the TDC standards, these have not be allocated evenly over the site, and there are a number of area's that are top heavy whilst other areas have a distinct lack of visitor parking provision. - plots 108-131 and 144-152 only have 2 visitor parking bays - 7 would be required. - No visitor parking has been allocated for Plots 155-160 on Nash Road. - 35-46, 68-75 and 79-89 only served by 2 visitor spaces - Visitor parking needs revision for Plots 205-247.

24. I am pleased to note that 10 parking spaces have been allocated for the dropping off/collection of children from St Gregory's Primary School. There may be the ability to provide a greater level of parking by utilising a chevron layout. This would also negate the need for drivers to have to reverse park into a parallel space. However some form of waiting restriction will need to be implemented to prevent this parking being used by nearby residents, especially given the proposed tandem parking for plots 219-222 opposite. Can the applicant also confirm that a pedestrian access has been secured with St Gregory's School in the location indicated on the plans, as this has a bearing on the proposed parking spaces.

25. Electric Vehicle (EV) points are required for each dwelling. In a communal parking area, if the spaces are allocated then an EV charging point will be required for each space. If the parking spaces are to be unallocated, then 10% active and 90% passive EV charging is required.

26. I could see no information regarding bicycle storage. Secure, enclosed storage is required for each dwelling, on a ratio of one space per bedroom. This can be in the form of a shed in the rear garden, however direct access from the rear garden to the highway will be required. For plots 230-237 I note a cycle storage area has been indicated but I would need to see details of this to ensure it was of appropriate size to store 8 bicycles (1 space per flat). I would note this is located to the side of the building and as such may not be well overlooked, which can present security issues.

Pedestrian and cycle access

27. A plan has been submitted demonstrating pedestrian and cycle links within the site. The applicant should confirm how these accord with LTN 1/20 Cycle Infrastructure Design guidance, and how the proposed cycle path will be given priority over side roads.

Environment Agency - *Updated comments received 31 July 2023*

We have no further comments to make on this planning application, Beyond those in our previous comments at the outline stage, dated 16/01/2017.

Initial comments received 03 March 2023

We have assessed this application as having a low environmental risk. We therefore have no comments to make

KCC Biodiversity - Comments on the discharge of condition 7

We advise that additional information is required prior to the discharge of the condition.

Condition 7 states:

Prior to the submission of any reserved matters, an updated ecological scoping survey, to include breeding bird survey shall be submitted to, and approved in writing by the Local Planning Authority. The survey(s) shall include detailed mitigation strategies if required and details of how the development will enhance biodiversity, and the agreed details should be included in any relevant reserved matters submission.

We have reviewed the preliminary ecological appraisal and the breeding bird survey and advise that we are satisfied with the results of the submitted survey.

The preliminary ecological appraisal and breeding bird survey has made recommendations for ecological /mitigation and enhancements including

42 bird boxes, (with a mixture of 11 small hole bird boxes 10 large hole nest box and 11 open fronted boxes provided along with 10 sparrow nest boxes)

2 bat boxes

Enhancement of site boundaries

Use of nectar rich planting in the landscaping

Creation of wildflower areas.

We advise that more features to benefit biodiversity can be incorporated to the site include integrated bat, bird and bee bricks in to the dwellings and the creation of log piles/hibernacula within the site boundary.

We advise that the detail of the ecological enhancements can be provided for via detailed reserved matters application 23/0156.

We note that ground nesting birds have been recorded within the site and no information has been provided detailing how the farmland fields within the surrounding areas will be enhanced to support the skylark population. We advise that additional information on this point must be provided as part of this condition discharge.

Regarding the above point we acknowledge that the report has detailed that the skylarks have likely to have used the field during 2022 due to the relaxation of the intensive farmland management. However this suggest that the skylark population within the immediate areas will utilise areas when the habitat is available - therefore the loss of this farmland habitat will impact the skylark population. As such we are off the opinion that mitigation should be implemented for skylark.

Updated comments received 30 November 2023

We have reviewed the updated site plan and we advise that it has not changed the comments we provided in August 2023.

We advise that the following comments provided in August 2023 are still valid.

We advise that additional information is required prior to determination of the planning application.

Condition 7 states: Prior to the submission of any reserved matters, an updated ecological scoping survey, to include breeding bird survey shall be submitted to, and approved in writing by the Local Planning Authority. The survey(s) shall include detailed mitigation strategies if required and details of how the development will enhance biodiversity, and the agreed details should be included in any relevant reserved matters submission.

Condition 7 has been submitted to be discharged under application CON/TH/23/1086. However only a breeding bird survey has been submitted as part of that application. The submission does not include an ecological scoping survey. The breeding bird survey alone is not sufficient to fully consider if appropriate mitigation and enhancements have been incorporated into the site. We will provide detailed advice on condition 7 via application CON/TH/23/1086.

We recommend that the updated ecological survey is submitted as part of this current reserve matters application. The results of the updated survey may require changes to be made to the proposed layout or landscaping.

We note that the landscaping plan has designed the open space areas to include habitats which will benefit biodiversity. However we highlight that more measures could be implemented including the planting of hedgerows along all the site boundary. We will provide further comments on the layout once the updated ecological report has been submitted.

A lighting plan has been submitted but the plans only appear to show the light spill on the road not what the light spill levels will be within the wider area (such as the open space). We recommend that the lighting plans are updated to demonstrate the anticipated light spill across the whole site not just the roads. We recommend that the lighting is dimmed over night to further reduce any impact of lighting on nocturnal animals.

Updated comments received 16 August 2023

We advise that additional information is required prior to determination of the planning application.

Condition 7 states: Prior to the submission of any reserved matters, an updated ecological scoping survey, to include breeding bird survey shall be submitted to, and approved in writing by the Local Planning Authority. The survey(s) shall include detailed mitigation strategies if required and details of how the development will enhance biodiversity, and the agreed details should be included in any relevant reserved matters submission.

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A lighting plan has been submitted but the plans only appear to show the light spill on the road not what the light spill levels will be within the wider area (such as the open space). We recommend that the lighting plans are updated to demonstrate the anticipated light spill across the whole site not just the roads. We recommend that the lighting is dimmed over night to further reduce any impact of lighting on nocturnal animals.

Initial comments received 14 March 2023

We advise that additional information is required prior to determination of the planning application.

Condition 7 states: Prior to the submission of any reserved matters, an updated ecological scoping survey, to include breeding bird survey shall be submitted to, and approved in writing by the Local Planning Authority. The survey(s) shall include detailed mitigation strategies if required and details of how the development will enhance biodiversity, and the agreed details should be included in any relevant reserved matters submission.

We recommend that the updated ecological survey is submitted as part of this current reserve matters application. The results of the updated survey may require changes to be made to the proposed layout or landscaping.

We note that the landscaping plan has designed the open space areas to include habitats which will benefit biodiversity. However we highlight that more measures could be implemented including the planting of hedgerows along all the site boundary. We will provide further comments on the layout once the updated ecological report has been submitted.

KCC Flood and Water Management - Updated comments received 09 January 2024

Kent County Council as Lead Local Flood Authority have reviewed the additional information provided and are satisfied that the proposed layout will suitably accommodate the drainage scheme within the proposals. The infiltration testing and modelling provided suggest there is sufficient space for the required soakaways. As such we raise no further objection to the approval of the reserved matters application.

However, as part of detailed design submission (condition 23) we would require further information:

1. Further clarification will be required regarding pollution mitigation of those areas of highway not drained via permeable paving. These areas do not appear to have any pollution mitigation prior to runoff entering the soakaway. The LLFA would seek for the CIRIA SuDS Manual guidance to apply, notably Section E Chapter 26. This would require all runoff to pass through either SuDS features or proprietary treatment to remove pollutants, prior to the soakaway, to ensure that groundwater is protected.

2. Full network modelling to be undertaken, rather than the source control provided. This should include:

Simulations against the varying storm events that include the 1 or 2, 30 and the 100 year events.

Appropriate application of 'upper end' climate change percentages for both the 30 and 100 year events. The climate change rates to be applied can be found at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

The utilisation of the FEH 2013 or 2022 rainfall dataset where possible. Should FEH not be used, the LLFA would request the M5-60 value is uplifted to 26.25mm.

The outputs as presented should also contain the pipe/ manhole schedule to illustrate the design modelled through the simulations (the identification of pipes and manholes in the calculations should be reflected on the accompanying drainage layout drawings).

Inclusion of the critical summary events within the outputs.

No surcharging of the network should be experienced for the 1 or 2 year events, unless where unavoidable at features such as flow controls, and no flooding for the 30 year event.

Updated comments received 21 August 2023

We have no further comment to make on this proposal and would refer you to our previous response (23/03/2023).

Initial comments received 23 March 2023

Kent County Council as Lead Local Flood Authority have reviewed the information submitted in relation to the reserved matters application and have the following comments:

The LLFA understand from the Site Layout (P21-2467_DE_14_J_20) that the arrangement of the proposed development is similar to that previously approved as part of outline permission. Before the approval of the reserved matters application, the LLFA would seek to confirm that drainage arrangements to serve the site can be accommodated within the proposed layout.

At outline stage, proposals were for a combination of individual plot soakaways, permeable paving and swales. To support the preliminary design, infiltration testing was undertaken at 5 locations across the site, concluding that the permeability of underlying geology and superficial deposits to be highly variable but infiltration still being a viable option.

Since that outline application, KCC held pre-application discussions in regards to changing the surface water drainage strategy to three large infiltration basins. It is apparent from the Planning Statement that a single attenuation basin is proposed within the public open space to the north of the site. The layout and size of the basin from the proposed layout is not clear. We would request accompanying drainage layout drawing and supporting calculations to demonstrate that the drainage can be delivered within the proposed layout.

KCC Public Rights of Way - There are no recorded Public Rights of Way affected by the site, reference the red line boundary. The PROW network in the wider area come under other local development sites.

KCC PROW and Access would however, under our remit of Countryside Access, comment on concerns regarding the percentage of green space shown on the application plans. We would advise that green space is broken up throughout the development so not concentrated in one area alone. There should be more pedestrian, cycle and all user separate links to the open space, particularly with regard to the housing layout south of the link road. The development should ensure that the open green space is of high quality with points of interest provided, ie. outdoor facilities, to encourage use.

Kent Police - We have reviewed this application in regard to Crime Prevention Through Environmental Design (CPTED) and in accordance with the National Planning Policy Framework (NPPF).

Applicants/agents should consult us as Designing out Crime Officers (DOCO's) to address CPTED and incorporate Secured By Design (SBD) as appropriate. We use details of the site, relevant crime levels/type and intelligence information to help design out the opportunity for Crime, Fear of Crime, Anti-Social Behaviour (ASB), Nuisance and Conflict.

There is a carbon cost for crime and new developments give an opportunity to address it. Using CPTED along with attaining an SBD award using SBD guidance, policies and academic research would be evidence of the applicants' efforts to design out the opportunity for crime.

We request a condition for this site to follow SBD Homes 2019 guidance to address designing out crime to show a clear audit trail for Designing Out Crime, Crime Prevention and Community Safety and to meet our Local Authority statutory duties under Section 17 of the Crime and Disorder Act 1998.

1. Consideration should be given to the provision of informal association spaces for members of the community, particularly young people. These must be subject to surveillance but sited so that residents will not suffer from possible noise pollution, in particular the green spaces surrounding the site and the any parking areas/ courts to the rear of the properties. These areas must be well lit and covered by natural surveillance from neighbouring properties.

2. Perimeter, boundary and divisional treatments must be 1.8m high. Any alleyways must have secure side gates, which are lockable from both sides, located flush to the front building line.

3. Parking - To help address vehicle crime, security should be provided for Motorbikes, Mopeds, Electric bikes and similar. SBD or sold secure ground or wall anchors can help provide this. We advise against the use of parking courts as they can create an opportunity for crime. Where unavoidable, the areas must be covered by natural surveillance from an "active" window e.g. lounge or kitchen and sufficient lighting - the same recommendations apply to on plot parking bays. In addition, we request appropriate signage for visitor bays to avoid conflict and misuse.

4. New trees should help protect and enhance security without reducing the opportunity for surveillance or the effectiveness of lighting. Tall slender trees with a crown of above 2m rather than low crowned species are more suitable than "round shaped" trees with a low crown. New trees should not be planted within parking areas or too close to street lighting. Any hedges should be no higher than 1m, so that they do not obscure vulnerable areas.

5. Corner properties require defensible spaces to avoid desire lines that can cause conflict. This can be provided by planting of prickly plants or knee rails/ fences, for example.

6. Lighting. Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g. a Member of the ILP), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. Bollard lighting should be avoided, SBD Homes 2019 states: "18.3 Bollard lighting is purely for wayfinding and can be easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided." Lighting of all roads including main, side roads, cul de sacs and car parking areas should be to BS5489-1:2020 in accordance with SBD and the British Parking Association (BPA) Park Mark Safer Parking Scheme specifications and standards.

7. All external doorsets (a doorset is the door, fabrication, hinges, frame, installation and locks) including folding, sliding or patio doors to meet PAS 24: 2022 UKAS certified standard, STS 201 or LPS 2081 Security Rating B+. Please Note, PAS 24: 2012 tested for ADQ (Building Regs) has been superseded and is not suitable for this development.

8. Windows on the ground floor or potentially vulnerable e.g. from flat roofs or balconies to meet PAS 24: 2022 UKAS certified standard, STS 204 Issue 6:2016, LPS 1175 Issue 8:2018 Security Rating 1/A1, STS 202 Issue 7:2016 Burglary Rating 1 or LPS 2081 Issue 1.1:2016 Security Rating A. Glazing to be laminated. Toughened glass alone is not suitable for security purposes.

9. Bedroom windows on the ground floor require a defensive treatment to deflect loitering, especially second bedrooms often used by children.

10. We recommend "A GUIDE FOR SELECTING FLAT ENTRANCE DOORSETS 2019" for buildings featuring multiple units, any covered access must deflect loitering that can stop residents and their visitors from using it without fearing crime. Entrance doors must be lit and designed to provide no hiding place.

11. For the main communal doors audio/visual door entry systems are required. We strongly advise against trade buttons and timed-release mechanisms, as they permit unlawful access and have previously resulted in issues with Crime and ASB.

12. Cycle and Bin Stores must be well lit and lockable, with controlled access for the residents within the flats. We advise on the use of ground/ wall SBD or sold secure anchors within the cycle storage area and sheds of dwellings.

13. Mail delivery to meet SBD TS009 are strongly recommended for buildings with multiple occupants along with a freestanding post box of SBD/Sold Secure approved Gold standard. For the houses, we recommend SBD TS008. If mail is to be delivered within the lobby, there must be an access controlled door leading from the lobby to the apartments/ stairs on the ground floor to prevent access to all areas.

14. CCTV is advised for all communal entry points and to cover the mail delivery area.

If approved, site security is required for the construction phase. There is a duty for the principle contractor "to take reasonable steps to prevent access by unauthorised persons to the construction site" under the Construction (Design and Management) Regulations 2007. The site security should incorporate plant, machinery, supplies, tools and other vehicles and be site specific to geography and site requirements.

Natural England - No objection subject to securing appropriate mitigation.

This advice relates to proposed developments that falls within the 'zone of influence' (ZOI) for the following European designated site[s], North Kent Special Protection Area (SPA). It is anticipated that new residential development within this ZOI is 'likely to have a significant effect', when considered either alone or in combination, upon the qualifying features of the European Site due to the risk of increased recreational pressure that could be caused by that development. On this basis the development will require an appropriate assessment.

Your authority has measures in place to manage these potential impacts in the form of a strategic solution Natural England has advised that this solution will (in our view) be reliable

and effective in preventing adverse effects on the integrity of those European Site(s) falling within the ZOI from the recreational impacts associated with this residential development.

This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation.

NHS Kent and Medway - NHS Kent and Medway has responsibility for planning healthcare services in Kent and Medway and reviews planning applications to assess the direct impact on healthcare.

I refer to the above full planning application which concerns the proposed residential development comprising up to 250 dwellings.

NHS Kent and Medway has assessed the implications of this proposal on delivery of healthcare services and is of the opinion that it will have a direct impact which will require mitigation through the payment of an appropriate financial contribution.

Healthcare services provided in the community - £216,000. Towards refurbishment, reconfiguration and/or extension of existing general practice and other healthcare premises covering the area of development or new premises for general practice or healthcare services provided in the community in line with the healthcare infrastructure strategy for the area.

Justification for infrastructure development contributions request

This proposal will generate approximately 600 new patient registrations in general practice based on the dwelling mix provided in Appendix 1. The proposed development falls within the current practice boundaries of Northdown Surgery and The Limes Medical Centre. The proposal will also increase demand on other healthcare services provided to the local population and will be considered as part of the integrated models of care that will be developed along with the infrastructure strategy for the East Kent Health and care partnership area.

There is currently limited capacity within existing healthcare premises to accommodate growth in this area. The need from this development, along with other new developments, will therefore need to be met through the creation of additional capacity in general practice and other healthcare premises. Whilst it is not possible at this time to set out a specific premises project for this contribution we can confirm that based on the current coverage of health care services and location of this application, we would expect the contribution to be utilised as set out above. Any premises plans will include the pooling of S106 contributions where appropriate.

In addition to the above we request that any S106 agreement regarding a financial contribution recognises the following:

Supports the proactive development of premises capacity with the trigger of any healthcare contribution being available linked to commencement or at an early stage of development.

Allows the contribution to be used towards new premises in the area serving this population in line with the Infrastructure Strategy and priorities for the East Kent Health and Care Partnership area.

Allows the contribution to be used towards professional fees associated with feasibility or development work for existing or new premises.

Southern Water - *Updated comments received 17 August 2023*

The comments in our response dated 23/03/2023 remain unchanged and valid for the amended details.

Initial comments received 23 March 2023

Southern Water have no objections to the reserved matters application for appearance, landscaping, layout and scale.

Our investigations indicate that Southern Water can facilitate foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

Under current legislation, Southern Water can consider the adoption of SuDS if they are to be designed and constructed in line with the Design and Construction Guidance (water.org.uk/sewerage-sector-guidance-approved-documents/). No new soakaways, swales, ponds, watercourses, associated attenuation tanks or any other surface water retaining or conveying features should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

All other comments in our response dated 31/01/2017 remain unchanged and valid.

TDC Conservation Officer - Following a review of the proposed application I would consider there to be enough of a buffer of undeveloped space and the immediate setting of the nearby Grade II* monastic grange, as such harm is considered to be less than significant and I do not object to the application proposed.

TDC Crematorium and Cemeteries - The crematorium is located adjacent to this proposed development and the impact of both the development stages and occupancy of properties on the provision of a tranquil and peaceful environment to lay loved ones to rest and grieve is of huge concern.

I note from the plans that there is an area on site left for open space, if this could be relocated to the otherside of the site closest to the crematorium this would greatly reduce the impact of the site on the operation of the crematorium.

An acoustic barrier would also go further in reducing the impact especially in the development stage, I am sure you can appreciate that those grieving do not want the sounds of a construction site during their services.

TDC Environmental Health - *Updated comments received 28 April 2023*

Thank you for consulting Environmental Health on the technical note dated 24th April in relation to condition 5 and the noise impacts associated with the new road layout on existing dwellings along Manston Road.

The assessment has been undertaken by a competent acoustic consultant using appropriate guidance and methodologies to assess the future impacts of the new roundabout. The conclusions are accepted.

Initial comments received 15 March 2023

A noise assessment has been undertaken in accordance with condition 5 of the outline consent. The report follows guidance of good acoustic design principles set out in ProPG guidance and make a number of recommendations including acoustic glazing, trickle vents and mechanical ventilation. At reserved matter stage Environmental Health require a supporting statement that the acoustic design recommendations have been incorporated into the development including consideration of ventilation and overheating compliance with Approved Doc O.

An air quality assessment was undertaken at outline - Condition 6. The emissions mitigation assessment calculated significant damage costs which are required to go to offsetting measures. In addition to this is a requirement (SE05) for standard electric charge points:

Electric Vehicle Charge Points:

Prior to the occupation 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, 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 respective units that they serve and thereafter maintained.

TDC Housing - *Updated comments received 10 August 2023*

Upon further review of the reserved matters application for the above site the market sales housing mix does not appear reflective of the overall housing target mix for the district. The Strategic Housing Market Assessment (SHMA) (updated August 2021) recommends the appropriate mix of affordable and market homes. This takes into account the ageing demographic and changes within households over a long term 20 year period

The proposed scheme indicates a disparity between the number of 2 bed and 4 bed units.

Although the housing mix figures are not necessarily prescriptive, to ensure a future balanced delivery of units within the district, it would be advisable to closely align the housing mix against these figures, particularly on a large strategic site such as this one; therefore, it would be prudent to use these as a set of guidelines and where a housing mix significantly differs from these figures, it requires appropriate justification.

Upon review of the affordable housing mix against the SHMA (Updated 2021) recommendations, this mix is more closely aligned with the recommendation.

Upon review of the Site Layout drawing, prepared by Pegasus ref no: P21_2467_DE_14_P_01, dated 13/06/23, the accommodation schedule only identifies two M4(3) units. The Local Plan Policy QD05 Accessible and Adaptable dwellings requires 10% of units to be M4(2) compliant and 5% of units to be M4(3) compliant; it would be advantageous to provide information identifying all units that comply with this requirement.

Updated comments received 28 July 2023

On the 24th April 2023, TDC's Strategic Housing department provided comments on the reserved matters application; these comments are still relevant to this application. Upon review of the Covering Letter sent by Savills on behalf of Bellway Homes (Kent) dated 27/06/23

The amended tenure plan, prepared by Pegasus ref no: P21_2467_DE_14_F_03, dated 22/06/23, does not clearly indicate the number of units provided against each tenure and it does not indicate the mix of units. It would be advantageous to provide a housing tenure and housing mix table to identify the affordable housing provision precisely, this would assist in identifying how many units are now offered as 1 bedrooms and how many are 3 bedrooms along with their tenure.

Initial comments received 24 April 2023

Upon review of the submitted Planning Statement, dated February 2022, prepared by Savills on behalf of Bellway Homes, 18% Affordable Housing will be provided on site (which equates to 45 dwellings) in accordance with the S106.

The proposed affordable housing mix is not particularly reflective of the SHMA, mostly due to a lack of one bedroom units overall; however, I appreciate evidence has been provided which justifies the disparity.

It would be prudent at this stage to indicate the proposed type of units aligned with the tenure. The majority of the affordable housing is congregated. It would be advantageous to consider integrating the affordable housing throughout the site.

COMMENTS

This application has been called to the planning committee by Cllr Leo Britcher, to allow members to consider the impact on highway safety and the layout of the development.

Principle

This application is a reserved matters application, for consideration of layout, scale, appearance and landscaping only. The principle of the development, along with the access, was assessed and approved through the original outline application ref: F/TH/16/1765.

Accesses to the site from Manston Road and Nash Road along with amendments to the surrounding highway network outside the site were agreed as part of the outline application. Another agreed parameter was that the development will be two storeys with development integrated into the roof slope in places throughout the development site. As these matters were agreed as part of the outline permission they cannot be reconsidered or amended through this application.

Character and Appearance

Policy QD02 of the Thanet Local Plan states that 'the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects. Development must:

- 1) Relate to the surrounding development, form and layout and strengthen links to the adjacent areas.
- 2) Be well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality. The development itself must be compatible with neighbouring buildings and spaces and be inclusive in its design for all users.
- 3) Incorporate a high degree of permeability for pedestrians and cyclists, provide safe and satisfactory access for pedestrians, public transport and other vehicles, ensuring provision for disabled access.
- 4) Improve people's quality of life by creating safe and accessible environments, and promoting public safety and security by designing out crime.

External spaces, landscape, public realm, and boundary treatments must be designed as an integral part of new development proposals and coordinated with adjacent sites and phases. Development will be supported where it is demonstrated that:

- 5) Existing features including trees, natural habitats, boundary treatments and historic street furniture and/or surfaces that positively contribute to the quality and character of an area are should be retained, enhanced and protected where appropriate.
- 6) An integrated approach is taken to surface water management as part of the overall design.
- 7) A coordinated approach is taken to the design and siting of street furniture, boundary treatments, lighting, signage and public art to meet the needs of all users.
- 8) Trees and other planting is incorporated appropriate to both the scale of buildings and the space available, to provide opportunities for increasing biodiversity interest and improving connectivity between nature conservation sites where appropriate'.

Layout and Landscaping

Residential development is proposed across the site arranged north and south of a road that extends from east to west linking Manston Road with Nash Road. This road would form part of the "Inner Circuit" as part of the Thanet Transport strategy and Local Plan to 2031 and is proposed to be constructed as a Local Distributer road. A roundabout would be formed at the western end of the site to provide a junction at Manston Road and Nash Road would be reconfigured to form a side road serving the existing dwellings on the northern side of the and eight new dwellings. Six other junctions would be formed within the site to serve the proposed dwellings, three on the northern side and three on the southern side of the new link road.

All development across the site would have street frontage. Dwellings facing the central link road would have landscaping to the front and would be set behind a footpath/cycleway. Further landscaping would be located between the footpath/cycleway and the highway. Some dwellings would be accessed directly from the highway and others would be set further back and accessed from shared driveways. Dwellings accessed from the side roads would have front gardens and would either be set behind shared surfaces or pavement. Areas of soft landscaping are also located throughout these smaller roads.

Planting throughout the site would be primarily native species with some ornamental features. Orchard trees are proposed for the two pocket parks on the northern side of the link road and alongside the side road and footpath at the centre of the site. Front gardens of the dwellings would comprise low to medium height shrubs and hedges. Details of the proposed species and the areas they will be located are included in the landscape and public realm strategy.

The main carriageway and footpaths will be built to adoptable standards and surfaced in tarmac with junctions built in contrasting block paving. Shared access roads/drives, parking courts and private drives will be a mixture of block paving and tarmac and footpaths in the open space will be a combination of resin bound gravel and mown grass paths. Amended plans have altered boundary treatments in visible areas to be brick walls with timber fencing providing internal division to gardens and timber rails and bollards would protect grass verges.

Dwellings would be arranged as a variety of detached, semi-detached or terrace houses set over two storeys or three with the second floor located in the roof. Two blocks of flats are also proposed, one in the north western corner of the site adjacent to Manston Road and St Gregory's School and one in the centre of the site on the southern side of the link road. All dwellings would benefit from private amenity space that would be considered to be secure doorstep playspace and the playspace for the flat blocks has been moved adjacent to these buildings to comply with policy GI04 through amendment received.

It is considered that the layout would provide a visually attractive development with effective landscaping, in keeping with surrounding development, whilst encourage walking and cycling, in accordance with the requirements of the outline permission, the Local plan and the NPPF.

Open Space

Policy GI04 of the Thanet Local Plan requires that new residential development make provision for appropriate amenity green space and equipped play areas to meet the standards set in tables 10, 11 and 12 within the policy.

Conditions 9, 11 and 12 required details of the local play space on the site, an area of open space adjacent to Salmestone Grange in the same location and no smaller than that shown on the indicative layout plan no.P001B received 23 December 2016 and vegetation within the area of open space to screen the development in views from Salmestone Grange.

A landscape masterplan and landscape and public realm strategy has been provided during the application process. These plans and documents show an area of open space adjacent to Salmestone Grange no smaller than shown on the December 2016 plan and include details of the proposed local play space. The landscape and public realm strategy indicates that the LEAP has been designed to meet the Fields in Trust guidance, providing a minimum active zone of 400m², 6 play experiences and 20m buffer zone to dwellings. The existing vegetation would be retained on the boundary with Salmestone Grange and additional native planting would be created along the western boundary of the open space to screen views of the development from this neighbouring site. This open space would comprise a variety of formal and informal footpaths as well as a mix of open grassland, wildflower meadows, wetland meadow grass to the swale and native planting.

Some other smaller areas of open space are distributed throughout the site on the corners of roads, footpaths and along the highway.

The large area of open space with its various areas and the smaller areas of open space proposed throughout the development area are considered to provide an acceptable space for residents and would sufficiently break up the areas of hard surfacing, in line with the requirements of the outline permission, policies GI04 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Scale and Height

Houses across the site would primarily be two storeys in height with pitched roofs. 36 houses are proposed to have a second floor with these rooms located within the roof and served by dormers to the front and rear. Houses with hipped roofs are less prevalent than those with pitched roofs but would be present across the site. Features such as two storey projecting gables, variations in materials, projecting canopies and bay windows would be used to break up the mass of the houses and all dwellings on corner plots would have openings in all elevations visible from the public realm. Dwellings along Manston Road opposite the site are pairs of two storey semi-detached houses with hipped roofs and detached and semi-detached bungalows with pitched roofs. There are some examples of front dormers and to the north and south of this section of the road there are some dwellings with different designs. Dwellings along Nash Road facing the site are primarily two storey semi-detached dwellings with hipped roofs.

The proposed flat blocks have been amended during the application process to alter the design and arrangement. Both blocks would now have the same design. These flats would have an 'L' shaped footprint and would be set over three storeys with the second floor set in

the roof. They would have a hipped roof and projecting gabled sections and stepped elevations.

Site sections have been provided showing the relationship between the proposed flats at the western end of the site and the existing dwellings on Manston Road. Whilst there is a change in levels and the flat block would be taller than the existing development, given the distance across the road and spacing around the new building, the new development would not appear overly dominant or incongruous in scale in this location. The relationship between the proposed and the existing dwellings is therefore not considered to be significantly harmful to the character and appearance of the area.

At the Nash Road end of the site, sections have been provided with spot heights confirming that the height of dwellings 153 to 158 would follow the slope of the land in this section of the site and would be set at the height of the existing road. Given that these dwellings would follow the slope of the road, their street frontage and the separation to the dwellings on the western side of Nash Road these dwellings are not considered to be significantly harmful to the character and appearance of the area.

Given the relationship with the existing neighbouring properties, the height and scale of the proposed dwellings and the flat blocks is considered to be in keeping with the requirements of the outline permission and the character and appearance of the area, in line with policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Design

The existing dwellings along Nash Road include gabled front projections, bay windows and whilst primarily constructed from red brick, there are examples of cladding, render and tile hanging. Dwellings along Manston Road include hipped and pitched tiled roofs, dormers and bay windows and are primarily constructed from brick, painted brick and render.

Indicative street scenes have been provided for the Nash Road, Manston Road and part of the new spine road sections of the site. These street scenes show a variety of detached, semi-detached and terraced dwellings with varying roof heights and forms. Design elements include gabled projections, bay windows and porch canopies which will integrate the development into the existing form of dwelling in the area.

In terms of the palette of materials, the proposal includes a mix of red brick, red multi brick and buff brick, grey red and brown/red tiles along with two shades of grey and one shade of white cladding. These materials would be used in variations across the 14 different housing types and the flat blocks. These different materials and dwelling types are considered to provide enough variety and to be in keeping with the area.

The design of the development is considered to be appropriate, and in keeping with the character and appearance of the area, in accordance with Policy QD02 of the Thanet Local Plan and section 12 of the NPPF.

Impact on Landscape Character Area

This development proposes a density of 26.9 dwellings per hectare

The site lies within the Chalk Plateau Landscape Character Area, which is characterised as a generally flat or gently undulating landscape, with extensive, unenclosed fields under intensive arable cultivation. This open landscape is fragmented by the location of large scale developments such as the former airport, Manston Business Park and a sporadic settlement pattern to the north of the airport. The character of this area is also defined by the proximity of the edges of the urban areas. This character area contains the highest point on the island at Telegraph Hill. The elevated plateau results in long distance panoramic views to the south over Minster Marshes and across Pegwell Bay and, in the west, across the Wantsum. The elevated central chalk plateau also forms a skyline in many views back from lower landscapes in Thanet, including the coast and marshlands. Policy SP26 of the Thanet Local Plan states that development proposals should demonstrate how they respect and respond to the character, key sensitivities, qualities and guidelines of the relevant landscape character areas, as detailed in the Landscape Character Assessment (LCA), and that all development should seek to avoid skyline intrusion and the loss or interruption of long views of the coast and the sea.

A Landscape Appraisal was submitted with the outline application. This appraisal outlines that the site is located at the northern edge of the Landscape Character Area adjacent to the existing settlement boundary and is separated from the main plateau due to the topography to the south. This assessment concludes that there would be a change in character of the site due to the alteration from agricultural to urban development, however due to its location on the edge of the existing urban area and the location of the crematorium and allotments to the south as well as the change in topography there would be no significant impact upon the wider Landscape Character Area.

For the reserved matters application, the submitted landscape plan identifies existing vegetation in the adjoining crematorium, school and Salmestone Grange sites that would be retained and would provide a large area of open space on the northern boundary of the site, along with smaller areas throughout the site. The existing site was previously used as an agricultural field and whilst it has not been used recently, there are no significant trees or hedgerows in the centre of the site. The existing hedgerows, trees and soft landscaping along Manston Road and the Nash Road sections of the site would be removed to facilitate the proposed development. Along Manston Road the planting is limited in nature with the exception of one tree that is located adjacent to the boundary wall and opposite 14 Manston Road. This tree is large in size and prominent, however, it is multi stemmed and appears to have previously undergone works to provide clearance from the adjacent cables. It is therefore considered that whilst this tree does provide some amenity value, it is not suitable for a tree preservation order and its removal would not result in significant harm to the amenity of the area. The trees and hedgerows along the Nash Road boundary are smaller in scale, although they do have group amenity value, their individual value is limited. The impact of the loss of the existing trees, hedgerows and planting is therefore not considered to result in significant harm to the wider landscape character area.

Given the edge of urban area location and the existing crematorium and allotments to the south that will separate the site from the open countryside and the wider landscape

character area, the detailed plans in this reserved matters submission is considered to comply with the principles of Policy SP26 of the Thanet Local Plan, and the NPPF

Living Conditions

Policy QD03 of the Thanet Local Plan states that 'all new development should be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure; be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04; include the provision of private or shared external amenity space/play space, where possible; provide for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass'.

Impact on Neighbouring occupiers

The site shares boundaries with dwellings fronting Manston Road and Nash Road and the rear boundaries of dwellings on Eliots Close. Salmestone Grange, St Gregory's School, Thanet Crematorium and allotments also border the site. The neighbouring properties are primarily one and two storeys in height.

The submitted building heights plan shows development to be primarily two storeys in height, with the two proposed flat blocks being three storeys, with the second floor located in the roof. 11 dwellings with a second floor located in the roof would be located close to the new roundabout on Manston Road and 25 other dwellings with a second floor located in the roof would be located on the southern side of the proposed spine road. Single storey garages are also proposed across the site.

There is a change in levels between the site and the surrounding properties. The submitted sections indicate that the site would be 1.7m above Manston Road and at the eastern end of the site the neighbouring properties on Eliots Close are set below the level of Nash Road.

At the closest point across Manston Road there would be a separation distance of 22m from the front elevation of the new dwellings to the front elevation of the existing dwellings. Given this distance and that these dwellings would face the front elevations and gardens of these existing properties, they are not considered to result in any significant overlooking into private amenity areas or windows.

Plots 129 and 139 would be sited closest to the dwellings on Eliots Close with a separation of 16.2m from plot 129 and 19m from plot 139 to the boundary with these existing dwellings.

Plot 129 would be set at an angle to 3 Eliots Close and there would be a separation of 19m to the boundary with 3 Eliots Close. Given this separation distance and the angle of the property this dwelling is not considered to result in any significant overlooking to these existing properties.

Permission was granted for six dwellings on the north eastern side of Nash Road under application F/TH/23/0194. These dwellings would have rear gardens abutting the boundary

of the site and plots 152 to 158 would face this neighbouring site with a minimum separation distance of 17m.

A section plan has been provided along with spot heights demonstrating that the proposed dwellings would be set at a similar level to Nash Road. Whilst the separation distance doesn't meet the guide 21m, the separation distance and relationship across the road is not considered to result in a significantly harmful level of overlooking to warrant refusal.

Given these separation distances the proposed dwellings are not considered to result in any significant loss of light or outlook to the neighbouring properties.

Condition 5 of the outline permission required the submission of an assessment of road traffic noise to ensure that the dwellings on Manston Road were suitably protected due to the addition of the roundabout which would result in vehicles slowing and/or stopping before accelerating again. This report has been submitted and reviewed by the Council's Environmental Health Department. The report concludes that due to the existing background noise levels, there would be no significant increase in noise and disturbance and no additional mitigation measures are required. The Council's Environmental Health Department agree with the conclusions of this report.

Concern has been raised regarding the potential for increased noise and disturbance to the existing dwellings at the eastern end of the site due to the reconfiguration of Nash Road, however due to the new junction of Nash Road being set away from the boundary of the site and as traffic would continue to flow freely from the spine road onto Nash Road, it is considered that there would be no significant increase in noise and disturbance from road noise as a result of the development.

The use of the site for residential purposes would introduce a level of activity above that of the existing agricultural use, however the dwellings are either separated from the existing dwellings by roads, or set away from the boundaries with the existing dwellings. The proposed uses are therefore not considered to result in a significant increase in noise and disturbance.

Concern has been raised regarding the impact of construction upon the existing neighbouring property occupiers, including the school and crematorium. Noise and disturbance during construction is considered to be temporary in nature and would be controlled by legislation outside of the planning system. Condition 25 of the outline permission requires the submission of a construction method statement prior to commencement of development and will be required to include additional measures to safeguard the amenity of the existing neighbouring property users.

The impact upon the existing neighbouring occupiers of the development is therefore considered to be acceptable, and in accordance with paragraph 135 of the NPPF and policy QD03 of the Thanet Local Plan.

Impact on Future occupiers

In terms of the impact upon future occupiers, following the submission of amended plans each dwelling has been provided with doorstep playspace, in accordance with Policies QD03 and GI04 of the Thanet Local Plan.

Within the proposed development the units have been assessed against Policy QD04, which states the minimum space requirements of the units in relation to the nationally described space standards. The smallest 1-bed unit is 52sqm, which meets the minimum requirement of 50sqm; the smallest 2-bed is 67sqm, which exceeds the minimum requirement of 61sqm; the smallest 3-bed is 86sqm, which exceeds the minimum requirement of 84sqm; and the smallest 4-bed unit is 103sqm, which exceeds the minimum requirement of 97sqm. Each of the units therefore achieves the nationally described space standards as set out within Policy QD04 of the Thanet Local Plan.

There is space within each garden area for refuse storage and clothes drying facilities, including the flats, as well as private amenity space for each units where required.

The impact upon the future occupiers of the development is considered to be acceptable, and in accordance with paragraph 135 of the NPPF and Policies QD03 and QD04 of the Thanet Local Plan.

Highway Safety

The principle of 250 dwellings on the site, the proposed accesses and off site highways works have been agreed through the outline application to mitigate potential increased traffic. Off site mitigation includes the closure of the Nash Road arm of the Coffin House Corner Junction and changes to the Shottendane Road/Manston Road junction. A contribution of £15,000 towards new bus stops was also secured as part of the legal agreement.

Layout and Parking

Through this reserved matters application, consideration is to be given to the internal road layout and parking provision proposed. The Spine Road would traverse the centre of the site. Along this road dwellings would front the highway and would be set behind footpaths, soft landscaping and shared driveways. There would be seven secondary roads, four shared driveways and 14 dwellings with direct access to this central road. Street two would contain the school drop off bays and would be the only street with two accesses onto the central spine road.

The Spine Road would extend from Manston Road where a new roundabout would be formed. This roundabout would provide access into the site and north and south along Manston Road. The spine road would extend east west across the site and join Nash Road at the eastern end of the site. Nash Road would be reconfigured so that the northern section would become a secondary road accessed from a 'T' junction on the Spine Road. Following the closure of Nash Road at the Coffin House Corner junction, this would be the only access to this section of Nash Road. The Spine Road would curve to the south east at the rear of the properties on Eliots Close to join the remaining section of Nash Road and to continue to provide access towards Westwood Cross.

A 3m wide shared footpath and cycle way would extend along the southern side of the spine road and at the centre of the site a toucan crossing would be provided to allow pedestrian and cyclist access to the northern section of the site and the public open space. Two other pedestrian cross islands would be provided along the spine road.

Trees would line the spine road and would be located in the areas of soft landscaping between the highway and the foot/cycle paths. Trees would also line the secondary roads and smaller areas of soft landscaping would be located throughout these areas.

An adoption plan has been provided demonstrating that the spine road, secondary roads, footpaths, cycle paths and verges would be offered for adoption to the highway authority. The shared parking courts and driveways would remain in the ownership of the freeholders.

KCC Highways initially raised concerns about the number of direct dwelling accesses to the spine road, the siting of visitor parking bays on this road, the location and form of the proposed crossings and the speed attenuation features. Following the submission of amended plans removing visitor parking bays from the spine road, reducing the number of direct accesses to 14, adding Copenhagen Crossings to the secondary roads and a Toucan Crossing to the main road, along with central islands, KCC Highways have raised no objection to the layout and arrangement of the spine road.

Following the submission of the initial plans, amended plans have been submitted removing trees from the spine road demonstrating that suitable visibility can be achieved from the secondary roads onto the spine road. These trees have been relocated elsewhere in the site.

All of the roads within the site would be two way and tracking plans have also been provided demonstrating that cars, a 13m long refuse vehicle and fire tender can access and turn within the site.

One or two allocated parking spaces are provided for each dwelling across the site dependent upon the size of the dwelling. The parking would be provided as a mixture of parking courts, tandem parking and street frontage parking. Garages are also provided for 93 dwellings as either single, double or shared double garages, in addition to the allocated parking spaces. This parking provision for new dwellings is considered to be acceptable against the adopted standards of KCC.

105 visitor parking spaces are also provided across the site and following the submission of amended plans these are considered to be adequately distributed across the site.

Dedicated cycle stores provided for the flats and sheds provided in the rear gardens of those houses without garages

Along the northern boundary of the site with St Gregory's School and accessed from street 02, 12 drop off bays would be provided which could be used by parents of pupils of the school. A footpath/cycleway would be provided to the boundary of the school to the west of these spaces and a pedestrian route has also been provided via street 03 to Manston Road

around the flat block at the north western corner of the site. From the south eastern drop off space adjacent to plot 202, there would be a distance of approximately 303m to the entrance of the school on Manston Road. Amended plans submitted during the application process have increased the width of the footpath and altered the location of the flat block to improve visibility for pedestrian movements between the main entrance of the school and the parking area. In addition, the parking in the north western corner of the site has been altered from rows of parking bays to small parking courts to minimise the number of vehicular accesses in this area. This walking route does not require any roads to be crossed and is not considered an unreasonable distance for parents and children to travel a maximum of 303m from the furthest drop off bay to the main school entrance gate.

Comments have been submitted indicating that street 02 should be one way, however given the residential context a two way street is not considered to result in any significant harm to highway safety.

Condition 16 of the outline permission states:

Details pursuant to condition 1 shall include details of a new pedestrian access into St Gregory's through the development site.

The submitted plans show details of a pedestrian footpath to the southern boundary with the school and details of a gate have been submitted as an additional plan. Concern has been raised that an access in this location would require additional works within the school to facilitate the use of this access. The ground for this condition is "In the interests of highway safety and to facilitate the use of alternative means of transport." This access would provide the opportunity for an alternative pedestrian access to the school if required. There is no obligation for the school to use this access or undertake works within their property, nor is there a requirement for the developer to provide/carry out works within the school site to facilitate pedestrian access at this point. The proposed arrangement would not result in any significant harm to highway safety and would provide additional opportunity for pedestrian access if required. It is considered that the maximum works that can be provided within the scope of this application to comply with this condition have been provided. Works outside of the red line and additional contributions cannot be secured or required as part of this reserved matters application, and access points into the site have been approved as part of the outline permission. The Council therefore considers that this arrangement would comply with condition 16.

Condition 21 requires a highways work phasing plan to be submitted prior to the commencement of development. This condition would work in combination with with condition 22 which requires full and final details of the closure and reconfiguration of the signalised junction at Hartsdown Road, Shottendane Road and Nash Road, reconfiguration of Manston Road/Shottendane Road junction, revised access arrangements at the St Gregory's school access on Manston Road and the provision of an informal crossing point and cycle connections close to the new priority junction. These plans are required to be provided prior to the commencement of development and are required to be agreed by the Highways authority through the relevant process within the Highways act (Section 278 agreement).

Concern has been raised regarding the arrangement and condition of the pedestrian bridge on Nash Road. The pedestrian footpath on the northern side of Nash Road to the bridge would remain in place and a new footpath would be created within the site along the front of the proposed dwellings on the southern side of Nash Road. The bridge is located opposite plot number 158 and could therefore be accessed from this footpath across the road, therefore the layout of the development will connect to the existing pedestrian network. Whilst the use of the bridge may increase, there is no evidence that the layout of the proposed development would result in damage to the bridge to result in a closure or impact on the network, with the impact of the principle of housing on the highway network considered at outline stage. The maintenance of the bridge is a matter for the owners.

Following the submission of the amended plans it is considered that the proposed development would provide a suitable link road through the site as well as access and parking for the proposed dwellings. A new pedestrian access to the school would also be available for use if required by the school, along with a number of additional drop off bays. It is therefore considered that the amended development would provide suitable access and parking for vehicles and would not result in any significant harm to highway safety in consideration of the layout of the development.

Size and Type of Housing

Policy SP22 of the Thanet Local Plan states that proposals for housing development will be expected to provide an appropriate mix of market and affordable housing types and sizes having regard to the Strategic Housing Market Assessment (SHMA) recommendations as may be reviewed or superseded. It further states that the Council will encourage proposals for residential development to incorporate a higher ratio of houses to flats (as recommended in the SHMA).

In terms of market housing provision the application originally proposed 21 two bedroom houses, 111 three bedroom houses and 73 four bedroom houses. When considering the proposed provision against the SHMA recommendations, the provision is closer to the need identified through the 2021 Local Housing needs assessment, where there is a greater need for larger family units, and as such it can be considered that the proposed unit mix size addresses current need. A revised schedule of accommodation has been submitted (to address the concerns raised below), with the ratio changing slightly to 24 two bedroom houses, 102 three bedroom houses and 79 four bedroom houses. This slight change raises no concerns.

In terms of affordable housing the application originally proposed 2 one bedroom flats, 14 two bedroom flats, 8 two bedroom houses, 17 three bedroom houses and 4 four bedroom houses. The SHMA seeks a higher number of smaller affordable units. Concerns were also raised by the Council's Strategic Housing Officer regarding the lack of smaller affordable units within the scheme. An amended schedule of accommodation has been submitted to address the concerns raised. The proposal now offers 12 one bedroom flats, 16 two bedroom flats, 5 two bedroom houses, 9 three bedroom houses and 3 four bedroom houses.

A mix of flats, terraced units, semi-detached units, and detached units have also been provided, achieving a good mix across the site. The proposal is therefore considered to comply with Policy SP22 of the Thanet Local Plan.

The proposal offers 3no. M4(3) accessible units and 25no. M4(2) accessible units, with the units identified on the proposed site plan. This complies and exceeds the requirements of Policy QD05 of the Thanet Local Plan.

Affordable Housing

31 Affordable Rent dwellings (12no 1 Bed Flats, 16no 2 Bed Flats, 2No 3 Bed Houses and 1No 4 Bed House.) and 14 Shared Ownership dwellings (5No 2 Bed Houses, 7No 3 Bed Houses and 2No 4 Bed Houses) are proposed across the site. This would result in a total of 45 affordable dwellings (18% affordable housing across the site). The proposed affordable housing would comply with the requirement set out within the legal agreement submitted and agreed as part of the outline application.

Biodiversity

An Extended Phase 1 Habitat Survey was submitted as part of the outline application and did not identify any protected species, suitable sites for foraging or community bats or suitable reptile habitats and considered the site to have poor sustainability to be used by wintering birds. Recommendations were given for the planting of native tree and shrub species where possible to create new habitats and pollen rich plants.

KCC previously raised no concerns subject to conditions requiring the submission of an updated ecological scoping survey (Condition 7) and the recommended site specific species surveys to be completed prior to the submission of the reserved matters. It was confirmed that in 2017 the cropping regime and the intensive management of the site meant that the site has limited potential for protected/notable species and was unsuitable for breeding birds. KCC also indicated that a sensitive lighting scheme would be required and details of ecological enhancements would be required.

An updated Preliminary Ecological Appraisal Report has been submitted during the application process to address condition 7. This report indicates that the site conditions have not changed since the initial assessment, however the site has been taken out of arable management. The previous arable use of the site and the planting of the site at the start of 2022 was considered to provide suitable conditions for ground nesting birds as part of the completed breeding birds survey. KCC Biodiversity have reviewed the submitted assessments and are satisfied with the information that has been provided.

Recommended ecological enhancements and mitigation include:

42 bird boxes, (with a mixture of 11 small hole bird boxes 10 large hole nest box and 11 open fronted boxes provided along with 10 sparrow nest boxes)

2 bat boxes

Enhancement of site boundaries

Use of nectar rich planting in the landscaping

Additional biodiversity features recommended by KCC include bat, bird and bee bricks and log piles to the boundaries. The applicant has submitted additional information identifying the location of planting and boxes for birds and bats.

Further mitigation for the Skylark population has also been suggested for the surrounding fields by KCC Biodiversity. The applicant has provided an ecology note in response to these comments. This note states that the previous farming of the land would not have lent itself to Skylark Habitat, and only six areas have been identified where Skylarks have been present on the site. No Skylarks were directly witnessed on the site by the breeding bird survey. The applicant has indicated that sufficient space could not be provided on the site for the required habitat and to achieve a viable development. No contributions or off site mitigation was not secured through the outline permission. This point is outlined through the breeding bird survey, which states that "Due to the scale of the site, the proposed allocated development, and the future use of the site, it is not possible or feasible to recreate habitat suitable for skylarks within the site, given the large area of land that would be required and the level of disturbance it would receive".

Whilst the principle of residential development has been established on the site, the agricultural use is the extant use of the land and could recommence at any time, albeit subject to the restrictions of the Wildlife and Countryside Act. The current habitat created on the site has resulted from a delay in the housing development coming forward, rather than the site having been established as a habitat for protected species when the outline application came forward.

The breeding bird survey considers that "the residual impacts to breeding birds are considered to be a long term major adverse effect of significance at a Neighbourhood Level for skylark and a long term major beneficial effect of significance at a Site Level for the overall diversity of species. The residual impact based on the balance of these two is therefore a neutral adverse effect significant at the Neighbourhood level". The site is an allocated housing site, including a key infrastructure link as part of the Thanet strategic routes Policy SP47, and it has previously been established through the outline application that viability has reduced the amount of affordable housing provided by the development, meaning onsite provision would not be achievable without affecting the delivery of the scheme. Therefore, it is considered that whilst the development will have a neighbourhood level impact on bird species, this impact would not be a significantly harmful effect on biodiversity when considering the appropriateness of a positive contribution to biodiversity under Policy SP30, and the proposed enhancements/mitigations offered. Therefore, despite the impact, the mitigation and enhancement proposed by the applicant, is considered appropriate for the development to comply with the aims of Policy SP30, with any adverse impacts outweighed by the identified positive benefits from the development of the allocated site identified in the development plan.

Drainage

When determining planning applications, Local Planning Authorities should ensure flood risk is not increased elsewhere and only consider development in areas at risk of flooding where, informed by a site specific flood risk assessment that within the site, the most vulnerable development is located in areas of the lowest flood risk and development is appropriately

flood resilient and resistant and that any residual risk can be managed and which gives priority to the use of sustainable drainage systems.

The application site lies in flood zone 1 - low probability of flooding - as defined by the Environment Agency flood maps. A detailed flood risk assessment was submitted as part of the outline permission and conditions were applied requiring the submission of a detailed sustainable surface water drainage scheme (Condition 23) and scheme for sewage disposal (Condition 24) prior to the commencement of development.

KCC Flood and Water Management have reviewed the application and following the submission of an additional drainage note they are satisfied that the proposed layout will suitably accommodate the drainage scheme. Further information is required regarding the detailed design of the drainage scheme, however this would be submitted as part of condition 23.

It is therefore considered that given the details secured through the outline permission and following the details submitted as part of this application, that the proposed layout would make suitable arrangements for surface and foul drainage and would not significantly increase the flood risk within the area.

Air Quality

Condition 6 of the outline permission required an emissions assessment. An assessment has been submitted through a conditions discharge application. This report outlines that this development would generate additional traffic on the local road network, but there will be no significant effects on human health. The provision of electric vehicle charging points, the setback of dwellings from the highway and the reduction in congestion provided through the provision of the link road and reconfiguration of the Coffin House Corner junction have been considered to contribute to the 'not significant' impact upon air quality. The report concludes that given the overall effect upon air quality, no further mitigation measures are required. This report and its conclusions have been confirmed as acceptable by Environmental Protection.

Electric vehicle charging points are shown on the submitted parking strategy and would be provided for each dwelling. This would comply with condition 13 of the outline permission.

Heritage

The outline permission, through conditions 11 and 12, required an area of open space to be provided adjacent to Salmestone Grange and additional planting to screen views of this development from the listed building. The open space provided as part of this application is no smaller than the space shown on the indicative layout plan submitted as part of the outline permission and additional planting is proposed along the boundaries of the site with Salmestone Grange. The Council's Conservation Officer considers that sufficient open space is provided to limit the harm to the grade II* listed building and does not object to the application.

The alteration and development of the surrounding agricultural fields for housing and residential uses would result in some harm to the setting of the listed building through the introduction of additional built development and intensification of the use of this area. However, Salmestone Grange is somewhat separated from the site and the provision of the open space and additional planting is considered to create a sufficient buffer. The public benefits of the proposal, from the provision of strategic road infrastructure and the provision of 250 houses in an area with an identified need, is considered to outweigh this moderate harm.

Archaeology

A programme of archaeological works on the site was secured as part of condition 26 of the outline permission and must be implemented prior to the commencement of development. The most sensitive area of the site, adjacent to Salmestone Grange, has been retained for public open space as indicated during the outline permission. Within this area footpaths, landscaping and a LEAP are proposed. On the basis of this area being retained as open space and the features proposed in this area are not likely to cause harm to archaeology, the impact upon archaeology is considered to be acceptable, and in accordance with Policy HE01 of the Thanet Local Plan.

Special Protection Area Mitigation and Appropriate Assessment

European sites are afforded protection under the Conservation and Habitats and Species regulations 2010 (as amended the Habitat Regulations) and there is a duty placed upon the competent authority (in this case TDC) to have regard to the potential impact that any project may have on those sites.

The Council undertook a Habitat Regulations Appropriate Assessment with the outline application, and a contribution was secured towards the SAMM to mitigate the harm.

Natural England raised no objections to the assessments and therefore the proposed development, subject to the mitigation measures that were secured. In addition, the breeding bird survey undertaken does not identify the presence of any special protection area species on the site in its current condition. Therefore the development would not adversely affect the integrity of the SPA and Ramsar site subject to the proposed mitigation secured through the outline permission. The application is therefore not restricted by the Conservation of Habitats and Species Regulations 2017.

Other Matters

Concern has been raised regarding the use of out of date plans and information. The Council considers the sufficient and relevant plans and information has been provided to determine the application.

Concern has been raised regarding the loss of the agricultural land. The loss of the agricultural land was considered and found acceptable through the outline permission and cannot be reconsidered through this application.

Concern has been raised regarding the impact of the development upon community facilities and the level of affordable housing. The impact of the development upon community facilities and proposed level of affordable housing was considered through the outline permission. Contributions to mitigate the impact of the development upon community facilities and 18% affordable housing was secured through the submission of a legal agreement. The provision of contributions and the level of affordable housing cannot be reconsidered through this application.

Health and safety during the development is covered by other legislation outside of the planning system and does not form a material planning consideration.

Concern has been raised regarding the impact of the development upon health and the potential increase in vermin. The use of the site for residential purposes is not considered to present any significant health risk nor is it considered to result in a significant increase in vermin.

Concern has been raised regarding the safeguarding of children at the school both during development and following completion. The construction and use of dwellings is not considered to result in any significant safeguarding risks.

Concern has been raised regarding the lack of compliance with conditions of the outline permission. Whilst it is disappointing that the applicant has not submitted the information required by conditions 5, 6 and 7 prior to the submission of the reserved matters application, this information has been submitted during the application process and has been found to be acceptable, with the aim of the conditions to ensure that the scheme as designed accounts for the relevant matters. The submission of this information has not prejudiced the consideration of this reserved matters application.

Concern has been raised regarding the completion of the inner ring road. This development would provide part of the "inner circuit" network as part of the Local Plan, however other sections are located outside of the site and are not under consideration as part of this application.

Concern has been raised regarding the lack of consultation with neighbouring property occupiers and St Gregory's School. Letters were sent to all neighbouring properties that immediately abut the red line of the site, including the school, two site notices were erected, one on Manston Road and one on Nash Road and an advert was posted in the local paper. Following the submission of amended plans and documents letters were sent to all neighbouring properties and all parties that had commented on the application providing an additional opportunity to comment on this application. This consultation would accord with the The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's Constitution.

Concern has been raised regarding the lack of financial contributions to St Gregory's School. Whilst KCC initially indicated that a contribution to St Gregory's School was required for the outline planning application, this request was withdrawn, as they considered that on the basis that the highways improvements, when delivered, will allow the expansion of St Gregory's school. Financial contributions to mitigate the impact of this development were

considered as part of the outline permission and were considered to be acceptable. These contributions cannot be reconsidered as part of this application as outside the scope of the reserved matters application.

The management of the construction for this development is controlled by conditions 21 (Highways work phasing plan), 22 (final details of the proposed highways works), 25 (Construction Method Statement) and 29 (Manston Road/Shottendane Road Priority Shift). Conditions 21, 22 and 25 require information to be submitted prior to the commencement of development. An application to discharge condition 21 (Application reference CON/TH/23/1180) has been submitted and is under review. Given the measures secured through these conditions at outline stage, it is considered that no further information is required regarding construction management within this reserved matters submission.

Concern has been raised regarding the location of the proposed school drop off point in terms of distance from the entrance to the school on Manston Road, with an alternative location suggested fronting Manston Road on the site. There are no changes to the capacity of the school as a result of this development and existing drop off and collections for the school are completed via the on street parking on Manston Road and Shottendane Road. There is no requirement for a closure of the existing vehicular entrance to the school site from Manston Road as a result of the works required to the highway network in the outline permission. The on street parking on Manston Road and Shottendane Road is not allocated or reserved for the school and whilst there are alterations to the highway at the junction of Shottendane Road and Manston Road approved through the outline permission which will remove parking immediately in front of the school, the change in on street parking capacity has been approved through the outline planning application and agreed by the Highways Authority in consideration of that application. The proposed drop off point would therefore be in addition to the existing arrangements further along Shottendane Road and Manston Road and add to the options for parents of children at the school. The position of the drop off is considered to be suitable and would have no significant impact on highway safety or traffic flow as it increases drop off options.

Concern has been raised regarding the road safety audit being failed. An initial road safety audit was failed, however amended plans were submitted and found acceptable by KCC Highways. The reference to plan 14-011-002B in condition 18 was an administrative error as the acceptable version 14-011-002C was received on 24th May 2017 and the further work required by both planning conditions and the Section 278 process are on the basis of Rev C.

This application is a reserved matters application, for consideration of layout, scale, appearance and landscaping only. The principle of the development, along with the access, was assessed and approved through the original outline application ref: F/TH/16/1765. Accesses to the site from Manston Road and Nash Road along with amendments to the surrounding highway network outside the site were agreed as part of the outline application. Another agreed parameter was that the development will be two storeys with development integrated into the roof slope in places throughout the development site. Whilst there may have been changes in the needs and requests of external parties, the parameters agreed through the outline permission cannot be reconsidered or amended through the consideration of this reserved matters application.

Conclusion

This application comprises a site allocated for up to 250 dwellings under policy HO3 of the Thanet Local Plan and the principle of development has been established through the approval of the outline permission, application reference OL/TH/16/1765, in February 2022. The outline permission also established the access to the site and agreed the required off site highways works. This application for reserved matters requests approval of appearance, landscaping, layout and scale for 250 no dwellings.

The Council has achieved a measurement of 73% for housing delivery against the identified housing targets in the 2022 Housing Delivery test results, which falls below the requirements set by the government under paragraph 79 and footnote 8 of paragraph 11 of the National Planning Policy Framework (NPPF). On this basis the Council are in presumption under paragraph 11 of the NPPF, which means when considering the planning application, planning permission should be granted "unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be refused".

The level of affordable housing was agreed as part of the outline permission and this would be provided in a suitable mix along with a suitable mix of market housing.

Amended plans have been submitted during the application process to address a number of concerns that have been raised by residents, Councillors and Officers. These plans have altered the arrangement and design of the proposed dwellings to ensure that there is sufficient mix and variety of designs and materials to avoid a significant impact upon the character and appearance of the area and to ensure that both existing neighbouring property occupiers and the proposed residents of the site would have acceptable living conditions.

A large area of open space would be provided on the northern part of the site adjacent to Salmestone Grange and this area would include a variety of planting as well as a children's play area. Other smaller areas of landscaping are provided throughout the site and trees would line the main road and would be included along the smaller side roads.

The off site highways works were agreed through the outline permission and conditions on the outline permission require the submission of further information regarding these works prior to the commencement of development. The onsite highways arrangements under consideration as part of this application have undergone a number of revisions during the process of this application. The final layout is considered to provide a suitable layout that allows the central link road, part of the Thanet Inner Circuit, to be formed as well as providing access to the new dwellings provided on the site. There are a variety of pedestrian and cycle routes included throughout the site that provide access to the new dwellings and the existing properties surrounding the site. Drop off spaces for the school and a footpath from these spaces to Manston Road is provided within the site. A footpath and gate would also be provided to the boundary of the school allowing for an additional access to be formed and utilised if required.

Additional information has been provided during the application process to confirm the potential impacts upon drainage and biodiversity in the area. When considering the consultation responses and submission of the applicant, the proposed layout and landscaping would not result in a significantly harmful effect on biodiversity under Policy SP30, with proposed enhancements/mitigations offered considered to be appropriate. Full details of the proposed drainage scheme will be provided prior to the commencement of development, however the consultees are satisfied that a suitable scheme can be achieved within the site.

Following the submission of the amended plans it is considered that this application would provide an acceptable arrangement for the site and would comply with the requirements of the outline permission. When considering the framework as a whole, the proposal constitutes sustainable development, and any harm is outweighed by the significant economic and social benefits from the proposal. The amended development would therefore comply with the Thanet Local Plan, Thanet Transport Strategy and the National Planning Policy Framework, and it is recommended that members approve this application.

Case Officer

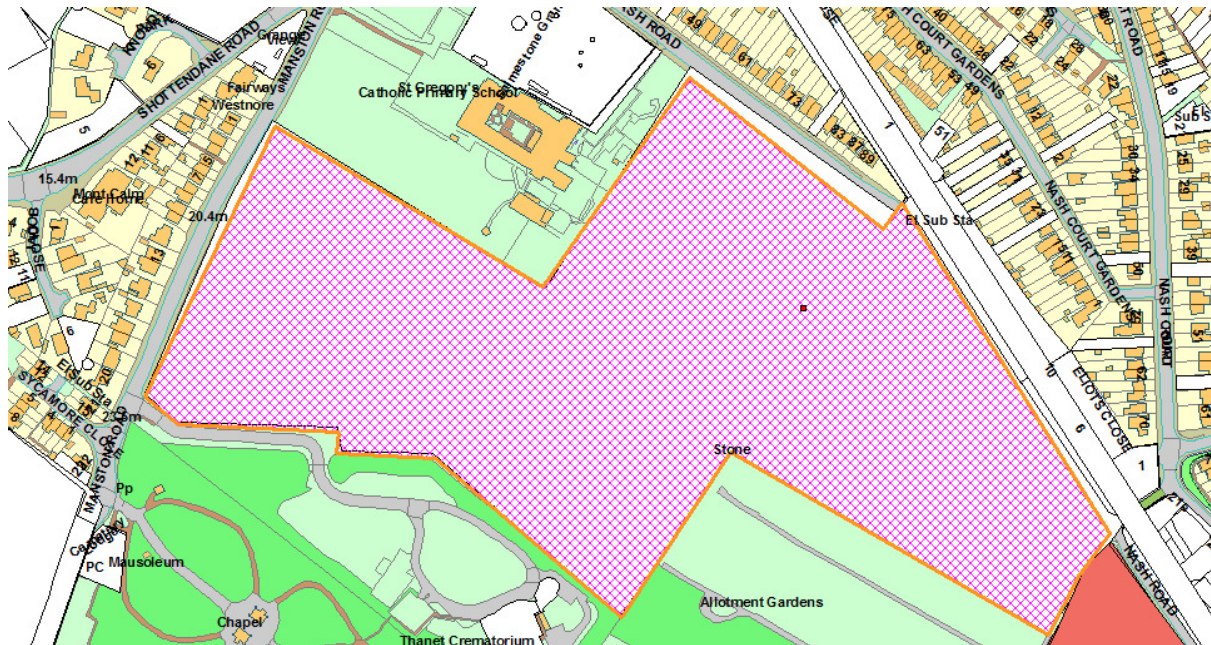
Duncan Fitt

TITLE:

R/TH/23/0156

Project

Land Adjacent To Salmestone Grange Nash Road MARGATE Kent



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A02

F/TH/23/1174

PROPOSAL: Change of use of first and second floors from 4-bed flat to 5-bed HMO together with installation of replacement of shop front
LOCATION: (Part Retrospective)

12 Queen Street RAMSGATE Kent CT11 9DR

WARD: Central Harbour

AGENT: Mr John Lowden

APPLICANT: Mr J Singh

RECOMMENDATION: Approve

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 Compulsory Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 1149 received 09 November 2023 and 1149-2 received 31 January 2024.

GROUND;

To secure the proper development of the area.

3 No more than five persons shall occupy the property as their principal or main residence at any one time.

GROUND:

In the interests of neighbouring amenity, in accordance with Policy QD02 and HO19 of the Thanet Local Plan.

4 Prior to the first occupation of the development, the refuse storage facilities, as shown on approved drawing no. 1149-2 received 31 January 2024 shall be provided and thereafter maintained.

GROUND

In the interests of visual amenity and highway safety in accordance with Policy QD02 of the Thanet Local Plan and the National Planning Policy Framework.

5 Prior to the first occupation of the development, dry waste compactors and sink macerators, as confirmed in correspondence from the applicant's agent received 31 January 2024 shall be provided and thereafter maintained.

GROUND

In the interests of visual amenity and the living amenity of the neighbouring property occupiers in accordance with policies QD02 and QD03 of the Thanet Local Plan and the National Planning Policy Framework.

INFORMATIVES

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

SITE, LOCATION AND DESCRIPTION

The site comprises a three storey mid-terrace building located opposite the pedestrianised end of Cavendish Street. The building has a commercial frontage at ground floor level and a bay window at first floor level. Brick and Stone details are visible across the frontage.

RELEVANT PLANNING HISTORY

A/TH/11/0307 - Erection and display of 1No. externally illuminated fascia sign and 1No. externally illuminated projecting sign. Granted 02 June 2011

F/TH/11/0306 - Installation of new shopfront together with 3No. air conditioning units to rear. Granted 15 June 2011

F/TH/10/0420 - Change of use from retail to financial & professional services together with erection of one satellite dish and one sky dish to rear. Granted 05 July 2010

A/TH/99/0085 - Erection and display of internally illuminated double sided projecting box sign at fascia level and externally illuminated hanging sign to first floor bay window and non illuminated fascia sign. Granted 22 March 1999

TH/78/0055 - Provision of a new shopfront. Granted 28 March 1978

PROPOSED DEVELOPMENT

The proposed development is the change of use of first and second floors from a 4-bed flat to 5-bed House of Multiple occupation (HMO) together with installation of replacement of a shop front.

The HMO would accommodate up to five unrelated people. When the site visit was completed the shopfront had been replaced and internal works had been largely completed, however the upper floors were not in use as a HMO.

No change of use of the ground floor is proposed or under consideration as part of this application.

DEVELOPMENT PLAN POLICIES

E04 - Primary and Secondary Frontages
HE02 - Development in Conservation Areas
HO19 - House in Multiple Occupation
QD02 - General Design Principles
QD03 - Living Conditions
SP08 - Thanet's Town Centres
SP11 - Ramsgate
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local paper.

No responses have been received.

Ramsgate Town Council - No comment

CONSULTATIONS

TDC Conservation Officer - 12 Queen Street is a shop front located within Ramsgate Conservation Area and central to the main commercial thoroughfare of the town.

This application is now retrospective and the work has been undertaken. Thanet's Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original

building are respected and the development is subordinate to it and does not dominate principal elevations.' As well as Section 8 which states 'Appropriate materials and detailing are proposed and the development would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.'

NPPF Section 16, Paragraph 203 states, In determining applications, local planning authorities should take account of (c) the desirability of new development making a positive contribution to local character and distinctiveness. Section 194 also states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require'.

This application seeks validation for the removal of the previous shopfront and its replacement which has already been undertaken. The removed shop front appeared to have some limited features, including a recessed doorway which appeared more traditional than that which has been put back in its place. The application form states that what was removed was already aluminium but no evidence has been provided to validate this. There was an opportunity here to improve the shopfronts in Queen Street rather than to take influence from other poor design examples and further degrade the street scene with bland shop fronts with little to no traditional detail or design influence. This site is within the conservation area which should have been the main design consideration of the shop front proposed.

No design and access statement has been included to justify any of the design choices made as part of this application or consideration as to how this may affect the setting and appearance of the surrounding conservation area.

Despite the heritage harm caused here, the main consideration is does the proposed shop front cause a significant amount of harm to the setting and appearance of the surrounding conservation environment. Although there is a level of harm caused and an opportunity missed to improve the area, the harm to the overall setting and appearance is likely to be less than substantial and as such I do not object to the application proposed.

TDC Housing Licensing - For licensable HMOs we work to the principle of allowing five persons per one shared kitchen, one shared bathroom and a separate WC. Where a living room is available it must be at least 11 metre squared and shared kitchens should be no smaller than 7 metre squared.

Where a shared living room and a shared kitchen are available, the minimum bedroom size for one person is 7 metre squared, and 11 metre squared for two persons. Based on the

proposed floor plans, we would propose a maximum of 9 persons, 5 households for this premises.

There is a licensed HMO within 100m of the property (8A Queen Street).

COMMENTS

This application has been brought before members by Cllr Austin to consider whether this proposal would represent overdevelopment.

Principle

The site lies within Ramsgate Town Centre. Policies SP08, SP11 and E04 direct main town centre uses to this area and policy E04 permits residential uses above ground floor level. The principle of development would, therefore, accord with these policies.

Policy HO19 of the Local Plan relates specifically to HMOs and states that proposals for Houses in Multiple Occupation (HMO's), either through conversion of existing buildings or new built development, will not be permitted in those parts of the Cliftonville and Margate Central Wards. Elsewhere proposals will be permitted where the development:

- 1) does not give rise to an unacceptable impact on the living conditions of neighbouring residents through noise or general disturbance;
- 2) does not result in an intensification or concentration of such uses which is detrimental to the amenity and character of the neighbourhood (having regard to the criteria set out in para 11.34 by way of guidance)
- 3) provides suitable arrangements for car parking, or adequate on-street parking is available within the vicinity of the site and
- 4) provides suitable arrangements for the storage and collection of waste.

These tests are considered below.

Character and Appearance

The site is located within the Ramsgate Conservation Area and, therefore, the Council must take into account Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in relation to conservation areas, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.'

Policy SP36 of the Thanet Local Plan states that "The Council will support, value and have regard to the historic or archaeological significance of Heritage Assets.."

Policy HE02 of the Thanet Local Plan requires that appropriate materials and detailing are proposed and that developments would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.

Paragraph 135 of the National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment and establish and maintain a strong sense of place.

Policy QD02 of the Thanet Local Plan provides general design principles for new development and states that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects.

No changes are proposed to the upper floors of the front elevation as part of this application.

Google Street View images show a shopfront with large glazed windows, a low plinth and a recessed doorway on the right hand side was previously in place. The replacement shop front has removed the plinth and created a flush frontage with the commercial use accessed through central double doors and a door on the right hand side providing access to the upper floors. The applicant has indicated that the shopfront was previously constructed from aluminium. Permission has been granted twice before for the replacement of the shopfront, first in 1978 (Application Reference TH/78/0055) and in 2011 (Application reference F/TH/11/0306). The proposed plans submitted with the 2011 application appear to match the design shown on Google, and indicate that the shopfront was constructed from aluminium. The Conservation Officer has indicated that the previous shopfront had a more traditional appearance with the recessed doorway, and the opportunity to improve the appearance of the area has been missed, however considers that the level of harm resulting from the new shopfront is not significant.

With regard to refuse storage the property does not currently benefit from a designated refuse storage area and the building immediately abuts the public footpath. The agent for the application has indicated that an area would be provided on the flat roof at first floor level and this is where refuse was stored when the property was in use as a flat. The reuse and recycling would then be put out on collection day. Given the similarities between the existing and proposed arrangements the proposed refuse storage is considered to be suitable.

The Council's Housing Licensing Team have indicated that there is a licensed HMO at 8A Queen Street. This property is located in the same terrace as the site, exceeding the 1 HMO in any group frontage of 20 dwellings houses and the 50m radius set out in the preamble of policy HO19. Whilst this HMO would be located in close proximity to an existing HMO, given the town centre location, with its busy character and variety of uses and the limited number of proposed residents, the proximity is not considered to result in any significant harm to the amenity or character of the area.

The harm resulting from the alteration to the shopfront and the provision of a new HMO in close proximity to an existing HMO must be weighed against the benefits of the scheme.

Living Conditions

The replacement of the shopfront has not significantly altered the scale of the property and no alterations are proposed to the arrangement of openings around the property. A bin store is proposed at first floor level, on the flat roof between number 12. The applicant has

indicated that this area was previously used for refuse storage and whilst this store would be in close proximity to the windows of the site and the neighbouring property, due to its scale, is not considered to result in any significant loss of light, outlook or disturbance to the neighbouring or future occupants. The applicant's agent has also confirmed that a dry waste compactor and waste disposal units would be provided with the property to reduce the amount of waste that has to be stored. It is therefore considered that the proposed development would not result in any significant loss of light, sense of enclosure or overlooking to the neighbouring dwellings.

Whilst the HMO can accommodate up to 5 unrelated people, there is no reason to assume that the occupants would cause more noise and disturbance or anti-social behaviour than people living in the property as a single household.

The Council's Housing Licensing Officer has confirmed that the property meets the requirements for a HMO for up to 9 people. All habitable rooms benefit from natural light and ventilation and there is an amenity area at the rear that would be accessible for all residents.

It is, therefore, considered that the development does not have a significant impact upon the living conditions of the neighbouring residential property occupiers and provides an acceptable standard of accommodation for the residents in line with policy QD03 and HO19 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The site is located in a highly sustainable location within Ramsgate Town Centre with its numerous facilities and public transport links. The existing property has four bedrooms and the proposed HMO would accommodate up to 5 people in five bedrooms. Policy TP06 does not require new development to provide off street parking in this location and it is considered that due to the number of residents within the property, the properties existing capacity and the location of the site, there would be no significant increase in demand for parking or harm to highway safety as a result of the proposed development.

Biodiversity

The site is located within the town centre and entirely covered by built development. The external changes are limited and given the existing uses, it is considered that the proposed development would have no significant impact upon biodiversity in the area.

Financial Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection

Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

Whilst the proposed HMO increases the number of bedrooms in the property from four to five, the HMO would be restricted to a maximum of five residents at any one time. Furthermore the use of the existing rooms could be altered to bedrooms without the need for planning permission if the property was to remain as a single dwelling. It is therefore considered that given the size and number of bedrooms within the existing property, and the restriction of 5 residents within the HMO, that there would not be an increase in the number of people accommodated by the dwelling. A contribution to mitigate against increased recreational pressure upon the special protection area has therefore not been requested in this instance.

Conclusion

The applicant has indicated that the upper floors of the property were previously unoccupied due to the only access being located through the ground floor commercial unit. This development would bring the rest of the building back into use.

Whilst the site is in close proximity to an existing HMO, given the limited number of residents proposed and the town centre location, this change of use is not considered to result in significant harm to the amenity or character of the area. It is also considered that given the existing use and the town centre location, this development would have no significant impact upon the living conditions of the neighbouring property occupiers, highway safety, biodiversity or the special protection area around the Thanet Coast.

The replacement of the shop front has removed a traditional design element, however the previous shopfront had a largely modern design and materials with large areas of glazing and aluminium. It is therefore considered that the harm to the conservation area resulting from the replacement of the shopfront is less than substantial.

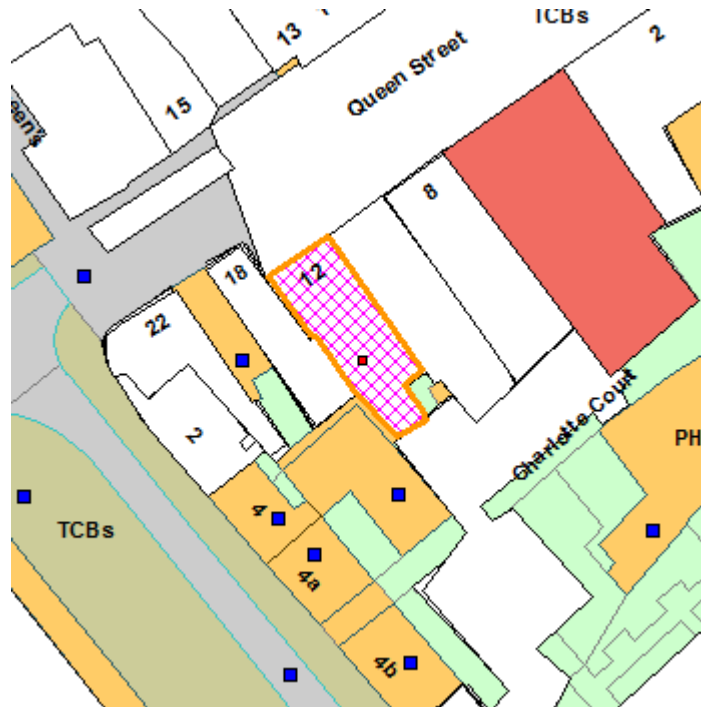
This application would facilitate the reuse of the first and second floors of the building as residential accommodation with independent access from the commercial space on the ground floor. The use of the whole building and provision of an independent residential space is considered to provide significant public benefits that would outweigh the limited harm from the proximity of the proposed HMO to an existing HMO and the alterations to the appearance of the property. It is therefore recommended that members approve this application.

Case Officer

Duncan Fitt

TITLE: F/TH/23/1174

Project 12 Queen Street RAMSGATE Kent CT11 9DR



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A03

F/TH/23/0622

PROPOSAL: Change of use from single dwelling residential to 9 bed House in Multiple Occupation (HMO)

LOCATION: 26 Ramsgate Road BROADSTAIRS Kent CT10 1PP

WARD: Viking

AGENT: Mr Simon Dossery

APPLICANT: Mr Salim Hasji

RECOMMENDATION: Approve

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 Compulsory Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered GA201 (received 22/08/23), GA203 (received 27/07/23), GA204 (received 27/07/23) and GA205 (received 27/07/23).

GROUND

To secure the proper development of the area.

3 No more than nine persons shall occupy the property as their principal or main residence at any one time.

GROUND:

In the interests of neighbouring amenity, in accordance with Policy QD02 and HO19 of the Thanet Local Plan.

4 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. GA201 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.

5 Prior to the first occupation of the development, the vehicle parking space, as shown on approved drawing no. GA201 shall be provided and thereafter maintained.

GROUND

To promote cycling as an alternative form of transport, in accordance with Policy TP06 and SP43 of the Thanet Local Plan.

6 The refuse storage facilities shall be provided prior to the first occupation of the units hereby approved as shown drawing numbered GA201 and shall be kept available for that use at all times.

GROUND

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

INFORMATIVES

Please be aware that your project may also require a separate application for Building Control. Information can be found at:

<https://www.thanet.gov.uk/services/building-control/> or contact the Building Control team on 01843 577522 for advice.

It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

SITE, LOCATION AND DESCRIPTION

The application site is located on the north western side of Ramsgate Road in Broadstairs, opposite the junction with West Cliff Road. Ramsgate Road is residential in character with a mix of styles and ages of properties.

No. 26 is prominent due to its height within the street scene and its position at the head of the junction with West Cliff Road. The building is five storey in height, with a small area of hardstanding (brick pavers) for vehicles to its front. The site is also elevated to the road and footpath. No. 26 is traditional in style with two bay windows at ground floor and a central front door steps leading up to the door with the lower ground also having bays to either side of the steps. The upper floors have windows that are well balanced in terms of their location within the front facade and that follow a window hierarchy. The building is enclosed to the road by a small wall and central gate- the wall is constructed in flint and brick. The building

itself has painted bricks (white to the lower floors and yellow/brown and red bricks to the upper floors).

RELEVANT PLANNING HISTORY

F/TH/99/0799 - Change of use of house in multiple occupation to single dwellinghouse. Granted 6th December 1999

F/TH/94/0350 - Change of use and conversion from single dwelling house to house in multiple occupation comprising 8 bedsits with shared bathroom and toilet accommodation. Granted 27th July 1994

F/TH/93/0873 - Change of use and conversion from single dwelling to house in multiple occupation comprising 10 bedsits and 1 flat. Refused 21st April 1994

PROPOSED DEVELOPMENT

The proposed development is the change of use of a single dwelling house to a 9 bed HMO (sui generis).

In terms of internal layout at the lower ground floor there would be the shared areas of residents that includes a kitchen diner, living room, utility room, WC and storage area. This floor provides access from the front and also into the amenity space. Moving up to the ground floor has a shared kitchen/dining area and two bedrooms both with en-suites and a storage area of the kitchen/diner. The first and second floors have three bedrooms, a bathroom and W.C. on each level. Whilst the top floor has a bedroom which is served by an en-suite.

No external alterations to the building are proposed.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - Spatial Strategy - Housing
SP22 - Types and Sizes of Dwellings
SP28 - Protection of the International and European Designated Sites
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP43 - Safe and Sustainable Travel
GI04 - Amenity Green Space and Equipped Play Areas
HO18 - Care and Supported Housing
HO19 - Houses in Multiple Occupation
QD01 - Sustainable Development
QD02 - General Design Principles
QD03 - Living Conditions
CM02 - Protection of Existing Community Facilities

TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

Broadstairs and St Peter's Neighbourhood Plan

BSP9 Design in Broadstairs & St. Peter's

NOTIFICATIONS

Letters were sent to adjoining occupiers and a site notice posted close to the site.

Two representations were received, objecting to the proposal. Their comments are summarised below:

- Noise and disturbance
- Impact of additional cars
- Impact of addition refuse bins
- Concern that there is no fire escape
- High turn of residents not allowing integration
- Inappropriate to the area
- Devalue properties

Broadstairs Society - Even though it was an HMO at one time, changing it from a house to an HMO now would be a retrograde step in terms of the character of the area. Increased parking would also cause a problem.

Broadstairs Town Council - No objection with concerns. Comments from Highways and Waste and Recycling need to be addressed. (Unanimous)

CONSULTATIONS

Environment Agency - We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

KCC Highways

Final comment: Following previous comments, the applicant has now submitted a satisfactory parking survey demonstrating the demand created for the proposed change of use can be accommodated.

I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

Provision and permanent retention of the cycle parking facilities shown on the submitted plans (GA201) prior to the use of the site commencing.

Provision and permanent retention of the vehicle parking space shown on the submitted plans (GA201) prior to the use of the site commencing.

Further comment: The applicant has submitted a parking survey conducted from Thursday 12th October 2023 - Saturday 14th October 2023.

The hours within which these surveys were conducted are intervals between 08:00 and 19:30 on both Friday and Saturday, which do not allow a full perspective as overnight parking is often representative of residential parking post typical working hours. There should be data surveyed between the hours of 0030-0530. Furthermore, the methodology is not comprehensive. The survey should be conducted using a minimum of 5m length per parking bay as per Lambeth parking methodology, although a more accurate representation of a parallel bay is 6m as per the Kent Design Guide.

The area for survey should be a 200m walking distance as measured along all roads up to a point 200m from the site.

The document submitted also notes a lack of restrictions on street within the areas surveyed; however the majority of these roads do have parking restrictions along sections as well as dropped kerbs serving off street parking, which should be detailed to ensure only the sections available for parking have been surveyed.

As per Lambeth parking methodology a drawing should be submitted showing the site location and extent of the survey area. All other parking and waiting restrictions such as Double Yellow Lines and Double Red Lines, bus lay-bys, kerb build-outs, and crossovers (vehicular accesses) etc should also be shown on the plan. For reasons of highway safety, the first 5m from a junction should also be omitted from the calculation.

I would therefore request an amended parking survey be submitted covering day and night hours with a comprehensive methodology of how the data provided is determined.

Further comment: It has been clarified that there are currently 2 parking bays on site, and these should be retained to minimise impact on the surrounding network. However, it is likely that the majority of residents will own a vehicle and would be forced to park on street within the wider network.

Therefore, a parking survey should be submitted to demonstrate that the surrounding network has the capacity to accommodate the demand created by this change of use. The survey should be completed over 3 days to include one day at the weekend (I would suggest a Thursday - Saturday). It should be conducted throughout hours during the day and night for a 200m radius of the location.

Further comment: Cycle storage is now included within the proposed plans, and although nine spaces have been noted, this by my measurement is 3m in width. For a provision of 9 cycles, if Sheffield stands are to be utilised then this should be a minimum of 3.8m wide to allow for a cycle on either side of each stand, as per Manual for Streets. Cycle stores should also be both secure and enclosed.

The applicant has now included two parking bays at the frontage of the property however the Application Form states that 4 bays are existing and it is unclear where these are situated.

As previously noted, the site is in a sustainable location with on street parking restrictions in the immediate vicinity. I can see no justification for the removal of provisions. The two bays currently shown on plans are conflicting, and it appears that they are not independently accessible.

Therefore, I would request that the applicant submit clear existing block plans indicating the location of the 4 existing parking bays, and reconfigure plans to maintain or better those provisions.

Initial comment: This application seeks to remove the existing 4 parking spaces serving 26 Ramsgate Road and although it is acknowledged that the site is in a sustainable location with on street parking restrictions in the immediate vicinity I can see no justification for the removal of provisions to create a garden area at the frontage of the property. It is likely that a percentage of residents will own a vehicle and would be forced to park on street within the wider network which is highly saturated, and as such I would ask the applicant to amend plans to retain existing provisions.

Additionally, cycle parking should be provided at the ratio of 1 space per bedroom which is both secure and enclosed. This is not currently a consideration within the proposal and as such amended plans clearly demonstrating both the location and dimensions of cycle parking provisions should be provided.

TDC Private Sector Housing - We work to the principle of allowing 5 persons per one shared kitchen, one shared bathroom and a separate WC. Where there is a shared living room available, it must be at least 11 metres squared. The minimum room size for one person where there is a shared kitchen and shared living room available is 7 metres squared, and for two persons the minimum room size is 11 metres squared. On that basis, we would propose a maximum permitted occupancy of 10 persons, 9 households.

There are no licensed HMOs within 100m of the property. I have no information as to whether there are any smaller HMOs with shared accommodation (up to 4 persons) in the vicinity. As such smaller HMOs are not licensable, we have no records as to their whereabouts.

TDC Waste & Recycling - HMO's must provide adequate storage space for waste containers as each unit is treated as an individual dwelling and therefore is entitled to the same amount of bins as a house i.e 180 litre waste bin, 240 litre recycling bin, red bag for paper and card and a food waste caddy. Careful consideration will need to be made to storage capacity and waste presentation point.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr K Bright due to concerns that the development would have a lack of off street parking, safety concerns (fire safety) and community concerns (antisocial behaviour).

The main considerations in assessing the submitted scheme are the principle of development, the impact upon the character and appearance of the area, the impact upon living conditions of neighbouring property occupiers and the impact upon highway safety.

Principle

The site is located within the urban confines of Broadstairs. When a site visit was conducted in July 2023 the property was vacant. The planning history for the site indicates that this building has been used as a house in multiple occupation (HMO) previously - in the mid to late 1990's.

Policy HO19 states that proposals for Houses in Multiple Occupation (HMO's), either through conversion of existing buildings or new built development, will not be permitted in parts of the Cliftonville and Margate Central Wards as illustrated on the policies map.

Elsewhere proposals will be permitted where the development:

- 1) Does not give rise to an unacceptable impact on the living conditions of neighbouring residents through noise or general disturbance;
- 2) Does not result in an intensification or concentration of such uses which is detrimental to the amenity and character of the neighbourhood (having regard to the criteria set out in para 11.34 by way of guidance)
- 3) Provides suitable arrangements for car parking, or adequate on-street parking is available within the vicinity of the site and
- 4) Provides suitable arrangements for the storage and collection of waste

Policy HO21 of the Thanet Local Plan supports proposals to bring vacant property into residential use will be approved where:

- 1) It is compatible with nearby uses, and
- 2) the proposal would not conflict with any other policy.

The principle of development for an HMO is, therefore, considered acceptable if the development satisfies the criteria of Policy H019 and all other material considerations.

Character and Appearance

Paragraph 135 of the NPPF states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible. Policy QD02 of the Thanet Local Plan outlines that the primary aim of new development is to promote or

reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials, and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

Policy QD02 of the Thanet Local Plan outlines that the primary aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials, and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

Policy BSP9 of the Broadstairs and St Peters Neighbourhood Plan states that development proposals that conserve and enhance the local character and sense of identity of the Plan area will be encouraged.

This application makes no changes to the scale or external arrangement of the existing building on the site.

The Council's Housing Officer has confirmed that there are no licensed HMOs within 100m of the property and there is no planning history to indicate that there are any smaller HMOs within close proximity to the site. Accordingly the proposal would not lead to a concentration of HMO's within the area, that would create harm to the established character.

The existing property is a large family dwelling, having nine bedrooms, one on the lower ground floor, one on the ground floor, three on both the first and second and a further one in the loft. This application proposes to have the communal areas - diner/kitchen, living area, storage and utility at the lower ground level, at ground floor two bedrooms and a kitchen/dining room, three bedrooms and bathroom on the first and second floors and a further bedroom with ensuite in the loft.

With regard to refuse storage at the property, the existing plans indicate an area adjacent to the boundary with no. 28 for refuse storage area. However from images on google street view and when a site visit was made this appeared to be adjacent to the steps to the ground floor and adjacent the boundary with no. 24. It is appreciated that there was no dedicated housing for the bins and it would be just a case of a person altering its position from week to week.

The agent for the application has indicated on the submitted proposed block plan that the refuse storage area would be located adjacent no. 24 and adjacent to the front steps (similar position as the existing) in a designated enclosure. It would be visible from the public realm but this is what occurs presently to some degree, although bins would now be in a larger group (adjacent no. 24) and smaller group at the front rather than spread out in no designated area at different locations within the front curtilage. The harm would therefore be

limited and similar to the existing situation. The refuse and recycling would then be put out on collection day in the usual manner. This arrangement is considered to be acceptable.

The current arrangement includes a vehicular access on the eastern side of the property and a parking area to the front. This was in situ at the time of a site inspection. The application proposes that this parking area would be retained, one parking space is shown. It is acknowledged that the previous use as a single dwelling would have attracted various movements to and from the site from the occupiers and visitors and the use now proposed would also generate movements from residents and visitors. These in themselves are not considered to change the primarily residential character of the area.

Given that there are no external changes, no net increase in bedrooms and that the approval of this scheme would not result in an intensification or concentration of such uses which is detrimental to the amenity and character of the neighbourhood it is considered, that the development would not have a significant impact upon the character and appearance of the area, in line with policy QD02 and HO19 of the Thanet Local Plan, policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan, and the National Planning Policy Framework.

Living Conditions

Paragraph 123 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Local Plan policies QD03 and QD04 are also relevant to this application. Policy QD03 (Living Conditions) states that All new development should:

- 1) Be compatible with neighbouring buildings and spaces and not lead to the unacceptable living conditions through overlooking, noise or vibration, light pollution, overshadowing, loss of natural light or sense of enclosure.
- 2) Be of appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in QD04.
- 3) Residential development should include the provision of private or shared external amenity space/play space, where possible.
- 4) Provide for clothes drying facilities and waste disposal or bin storage, with a collection point for storage containers no further than 15 metres from where the collection vehicle will pass.

The proposed change of use makes no alterations to the scale of the property or the number of openings in terms of windows and doors. Therefore it is considered that this development would not result in any significant change in light, overlooking, sense of enclosure to the neighbouring properties.

The proposed HMO would be used by up to 9 residents and this number could be controlled through the imposition of a planning condition. The property is detached with two main entrances to the property located in the centre of no. 26 in the front elevation at ground floor and one at the lower ground floor into the communal kitchen/diner. There would be rear access to the garden through a door in the rear elevation at the lower ground level. The

communal living room, kitchen/diner, utility and storage would be located on the lower ground floor. One further kitchen/diner is located on the ground floor. All floors have a WC and or a bathroom with the exception of the loft which would have an ensuite.

It is acknowledged that the residents of the HMO would not be living as one household and potentially have a greater variation in schedules than the residents of a single household resulting in an increase in movements of people coming and going whether on foot or by vehicle. Residents would, however, be using one of the two main entrances on the front facade to access and egress the property and there would only be one vehicle within the curtilage (to enable a vehicle to enter and leave in a forward gear) due to its limited area as such whilst there may be an increase in movements and noise associated with movements, I do not consider that it would be substantially more harmful than a large dwelling given the background noise from the road and activity on this main road in close proximity to the Yarrow/College. The parking space is not designated to a particular room as not all occupants would be likely to have a vehicle, as such this would in my view be a management issue as to which occupier it is allocated too.

Whilst the HMO can accommodate up to 9 unrelated people, there is no reason to assume that the occupants would cause more noise and disturbance or anti-social behaviour than people living in the property as a single household.

In terms of noise arising from the use of the rear amenity space it is noted that this is relatively small in comparison to the size of the building. The space is most likely to be used in the summer months, with less use in the spring, autumn and winter if the weather is inclement. It is acknowledged that occupiers of the dwelling would have also had access to and used the outside space and as such, the harm from noise and disturbance is not considered to be significant to result in material harm through this change of use.

The proposed development is, therefore, considered to be acceptable in terms of the living conditions of adjacent neighbouring properties, in accordance with Policy QD03 of the Thanet Local Plan and paragraph 135 National Planning Policy Framework.

Proposed accommodation

The Council's Private Sector Housing department has reviewed the application and have not raised any concerns. Facilities such as cookers, fridges, fire extinguishers etc do not require planning permission, however, it would appear that adequate space is available for the required facilities for 9 residents. All habitable rooms would receive natural light and ventilation and an amenity area would be provided at the rear of the property. It is, therefore, considered that the proposed development would provide an acceptable standard of accommodation for the future residents. Space is shown within the submitted proposed lower ground floor plan for both bin and cycle storage, the suitability of these is discussed in character and appearance section and transportation.

The proposed accommodation is therefore not considered to provide an acceptable standard of accommodation for the future residents in line with policies HO19 and QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

Paragraph 115 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe.

Paragraph 116 goes on to highlight that within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Policy SP43 of the Local Plan states that the Council will work with developers, transport service providers, and the local community to manage travel demand, by promoting and facilitating walking, cycling and use of public transport as safe and convenient means of transport. Development applications will be expected to take account of the need to promote safe and sustainable travel. New developments must provide safe and attractive cycling and walking opportunities to reduce the need to travel by car.

Under Policy QD01, all developments are required to: provide safe and attractive cycling and walking opportunities to reduce the need to travel by car. Policy QD02 relates to general design principles and states amongst other principles that developments must incorporate a high degree of permeability for pedestrians and cyclists, provide safe and satisfactory access for pedestrians, public transport and other vehicles, ensuring provision for disabled access. Policy TP01 states that new development will be expected to be designed so as to facilitate safe and convenient movement by pedestrians including people with limited mobility, elderly people and people with young children.

The site is located within a sustainable location close to Broadstairs town centre with its numerous facilities and public transport links. The site is also on a bus route - The Loop. Vehicular parking will be provided on site, only one space, in addition, a cycle shed is proposed adjacent to the boundary with no. 28 Ramsgate Road.

This part of Ramsgate Road consists predominantly of individual single dwellings, with a mix of properties with off-street parking spaces to the front of their properties or to the rear.

This application initially stated that 4 parking spaces could be accommodated within the front hardstanding area. KCC Highways initially advised that there was no justification for the removal of parking provisions to create a garden area. It was considered that some residents would have a vehicle which would focus these to be parked within the surrounding roads, cycle provision for residents was also requested.

Following these comments cycle provision was made within the scheme, however, it was queried about the size and noted that the stands should be secure and enclosed. Two parking spaces were also shown to the hardstanding area, these bays were conflicting, and it appears that they are not independently accessible. Highways also required justification for the net loss of spaces. Following this the agent confirmed that there were actually currently two parking bays on site, Highways advised that these should be retained to minimise impact on the surrounding network. Due to the shortfall of on site parking a parking survey was requested to demonstrate that the surrounding network has the capacity to accommodate the demand created by this change of use.

A parking survey was submitted and KCC Highways have accepted that parking for the proposed change of use can be accommodated. They also requested conditions in relation to provision and permanent retention of the cycle parking facilities and of the vehicle parking space shown (one space to enable a car to enter and leave in a forward gear) on the submitted plans (GA201) prior to the use of the site commencing.

The previous use as a was likely to generate some vehicular movements, although it is accepted that these movements would be less frequent and with small groups of the family unit. It is however, appreciated that it is unlikely that all occupiers would have access to a private vehicle, however this cannot be controlled through conditions to restrict use/ownership of occupiers, with occupiers of the HMO (and their respective need for vehicles) subject to change. Weight is attached to the fact that the site is in a sustainable location and, based on the evidence of the parking survey work with no substantive evidence to the contrary, it is considered on balance that the roads and streets around the site could absorb the cars generated from this use through on street parking with cycle parking would be provided within the site. On balance the use as proposed is not considered to result in significant harm to parking amenity in the area and would comply with policies HO19, QD02 and TP06 of the Thanet Local Plan, Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan and paragraphs 135 of the National Planning Policy Framework.

Ecology and biodiversity

Para 185 a) of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).

Thanet Local Plan Policy SP30 (Biodiversity and Geodiversity Assets) states development proposals will, where appropriate, be required to make a positive contribution to the conservation, enhancement and management of biodiversity and geodiversity assets resulting in a net gain for biodiversity assets. Sites should be assessed for the potential presence of biodiversity assets and protected species. For sites where important biodiversity assets, including protected species and habitats including SPA functional land, or other notable species, may be affected, an ecological assessment will be required to assess the impact of the proposed development on the relevant species or habitats. Planning permission will not be granted for development if it results in significant harm to biodiversity and geodiversity assets, which cannot be adequately mitigated or as a last resort compensated for, to the satisfaction of the appropriate authority.

The site comprises an existing residential dwelling and its associated curtilage. It is therefore considered that the site would have limited potential for protected species. It is considered that the proposed development would have no detrimental impact upon biodiversity in the area.

Contributions

Natural England has previously advised that the level of population increase predicted in Thanet should be considered likely to have a significant effect on the interest features for which the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and RAMSAR have been identified.

Thanet District Council produced the 'The Strategic Access Management and Monitoring Plan (SAMM)' to deal with these matters, which focuses on the impacts of recreational activities on the Thanet section of the Thanet Coast and Sandwich Bay Special Protection Area (SPA). The studies indicate that recreational disturbance is a potential cause of the decline in bird numbers in the SPA. To enable the Council to be satisfied that proposed residential development will avoid a likely significant effect on the designated sites (due to an increase in recreation) a financial contribution is required for all housing developments to contribute to the district wide mitigation strategy. This mitigation has meant that the Council accords with the Habitat Regulations.

Given the scale of the existing dwelling- 9 bedrooms, the proposed development is not considered to result in any significant change in recreational pressure upon the special protection area and therefore a contribution has not been requested in this instance.

Other matters

Third parties have raised some concerns over the development including the following:

Devaluation of properties - Officers confirm this is not a planning consideration

Concern there is no fire escape - it is confirmed that this would be covered under separate legislation that will need to be complied with

High turnover of residents - The planning system cannot control this and would have no control equally if the proposal were flats or a rented dwelling

Conclusion

Currently there is a need for housing in Thanet and policy HO19 of the Thanet Local Plan identifies that HMOs can provide a cheap source of rental accommodation.

The proposal would be acceptable in terms of character, neighbour amenity and highways. The proposed units would have a good standard of space and also provide sufficient daylight, outlook and ventilation to the rooms. As the number of bedrooms is not increasing a Unilateral Undertaking is not required on this occasion.

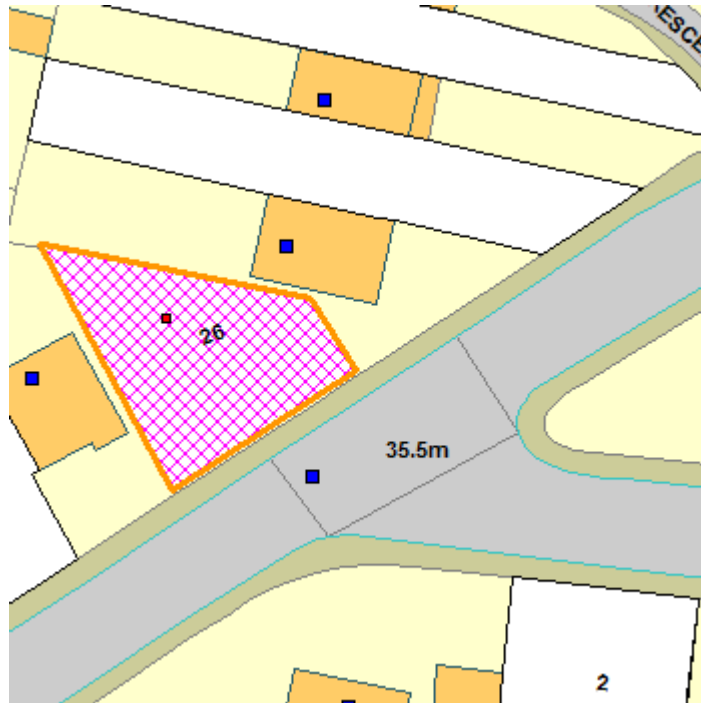
It is therefore recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Gillian Daws

TITLE: F/TH/23/0622

Project 26 Ramsgate Road BROADSTAIRS Kent CT10 1PP



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A04

F/TH/23/1557

PROPOSAL: Installation of external wall insulation, erection of roof screen, and replacement roof lining, together with alterations to windows, doors, existing balconies, and entrance

LOCATION: Kennedy House And Trove Court Newcastle Hill RAMSGATE
Kent CT11 8PE

WARD: Eastcliff

AGENT: Mr Ciaran Gallen

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

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 Kennedy Hous01102 Rev P01 received 07/12/2023, 05100 Rev P01, 05101 Rev P01, 05102 Rev P01, 05103 Rev P01, 05200 Rev P01, 05300 Rev P01, 05301 Rev P01 received 29/11/2023 and, Trove Court: 01102 Rev P01 received 07/12/2023,, 05100 Rev P01, 05101 Rev P01, 05102 Rev P01, 05103 Rev P01, 05200 Rev P01, 05300 Rev P01, 05301 Rev P01 received 29/11/2023.,

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of the development, a noise impact assessment shall be submitted to and approved by the Local Planning Authority. The scheme shall comply with guidance found in BS5228 -1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

GROUND:

To protect the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

4 Prior to the commencement of construction activities, 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 including access and egress locations.
- Dust control measures
- Lighting control measures
- Pollution incident control
- Arrangements for a direct and responsive site management contact for nearby occupiers during construction (signage on hoardings, newsletters, resident's liaison meetings, etc.)
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

The 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:

To protect against harmful environmental impacts and the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

SITE, LOCATION AND DESCRIPTION

Kennedy House and Trove Court are a pair of large high rise tower blocks just off the entrance to Ramsgate Town Centre and are located in the hill running parallel with the Plains of Waterloo.

Both blocks are roughly rectangular in shape and stepped, and sit in close proximity to one another with some hard surfacing and parking surrounding. They sit within a heavily built up area but are the only buildings of this scale within the immediate streetscape. They sit outside but adjacent to the Ramsgate Conservation Area, and in proximity to a number of listed buildings.

The current tower blocks appear a light blue and beige colour and have a number of concrete balconies with a black framed box design and yellow screening. External windows and doors appear in white uPVC.

RELEVANT PLANNING HISTORY

F/TH/02/0561 - External alterations comprising installation of overcladding to external facade and replacement balcony balustrading. Granted 08/08/2002.

PROPOSED DEVELOPMENT

This application seeks planning permission for retrofit works for fire remediation purposes. It is stated that the existing external walls for both towers contain combustible wall insulation and needs to be addressed. It is also stated that the panels covering the balconies are likely to be constructed of combustible materials. The proposal seeks new external wall insulation, replacement windows, doors and balconies elements, a replacement roof and a number of internal upgrades to address fire regulations and correct damaged or poor condition elements.

The works would see external alterations to the appearance of the building, changing to an off-white render finish with a mixture of aluminium and fibre cement cladding in white and grey tones. A new liquid membrane would be applied to the roof and existing redundant equipment would be removed here. New screening and anti-fall barriers would be introduced and existing plant upgraded. Aluminium doors and windows would replace the existing uPVC openings and the entrance area would be upgraded.

DEVELOPMENT PLAN POLICIES

SP11 - Ramsgate

SP35 - Quality Development

SP36 - Conservation and Enhancement of Thanet's Historic Environment

HE02 - Development in Conservation Areas

HE03 - Heritage Assets

QD01 - Sustainable Development

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice posted close to the site and an advert was posted in the local paper. One letter of objection has been received surrounding comments that the balconies would be open to the elements and not suitable for high rise accommodation.

Ramsgate Heritage and Design Forum: The massing is in two parts, should the two vertical elements have a different colour? Could the colours be warmer or more exciting? Perhaps a colour study or artist study? The options presented to residents were rather limited. Could there not be 3 variations between the 3 towers?

We have concerns due to wind noise from the vertical balcony railings and horizontal plant screening. Has a noise assessment been conducted or perhaps a mock up installed at high level? See Folkestone Acme project.

The render should be self cleaning silicone render to reduce potential staining as is evident.

CONSULTATIONS

TDC Conservation Officer: "Following a review of the proposed application I would consider there to be a neutral to positive implication to the setting and appearance of the surrounding conservation area given that its outward appearance is largely being updated aesthetically."

TDC Environmental Health: "Thank you for consulting Environmental Health on this application for which we offer the following comment in relation to noise and the construction activities of the building:

These towers are in a predominantly residential area and the proposed works are significant and may occur for an extended period of time. The construction will be occurring at height and will allow for an unrestricted distribution of sound. Consideration should be given to a noise impact assessment being undertaken. The proposed condition is.

Prior to the commencement of the development, a noise impact assessment shall be submitted to and approved by the Local Planning Authority. The scheme shall comply with guidance found in BS5228 -1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

In order to ensure that environmental effects from the proposed construction works are planned for and managed. it is appropriate that a CEMP should be submitted. It is recommended that the following condition is applied.

Prior to the commencement of construction activities, 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 including access and egress locations.
- Dust control measures
- Lighting control measures
- Pollution incident control
- Arrangements for a direct and responsive site management contact for nearby occupiers during construction (signage on hoardings, newsletters, resident's liaison meetings, etc.)
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

The 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."

Health and Safety Executive: "Information provided with this application appears to focus on the external wall system, including, balconies, window and door replacements, roof replacement, including new perimeter roof stand. It is unclear from the project description and the information provided as part of the application if the scope of the proposed changes goes beyond that.

It is also noted that the fire statement is incomplete and does not provide relevant fire information to the standards relating to fire safety/ approach applied (section 6 (e)). This fire safety information is necessary for HSE to complete a full assessment of a design proposal. For future reference, the fire statement document should be completed fully in line with guidance published by DLUHC, by a suitably competent person. A link to that guidance and other supplemental guidance can be accessed on Planning and fire safety - Planning and fire safety - Planning Portal.

Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations."

The response goes on to include comments about window replacement works with the potential to impact fire integrity, the material composition of balustrades and balconies, and the condition and location of existing hydrants, however states that these comments do not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

KCC Highways: This development proposal does not meet the criteria to warrant involvement from the Highway Authority.

COMMENTS

This application is reported to Planning Committee as a submission made on behalf of Thanet District Council.

Principle

There is no in-principle objection to the alteration of an existing residential building.

The main considerations are the impact on the character and appearance of the surrounding area, and the living conditions of occupiers.

Character and Appearance

Paragraph 135 of the National Planning Policy Framework (NPPF) states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish or maintain a strong sense

of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are attractive, welcoming and distinctive, as well as safe, inclusive and accessible. Policy QD02 of the Thanet Local Plan outlines that the primary aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm, density, layout and materials, and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

The site lies adjacent to the Ramsgate Conservation Area and sits in close proximity to a number of listed buildings. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Paragraphs 203 and 205 of the NPPF advises that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets. Policy SP36 sets out that the Council will support, value and have regard to the historic or archaeological significance of Heritage Assets by protecting the historic environment from inappropriate development. Policy HE02 sets out that within conservation areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant policies of the Plan will be permitted but new development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.

In terms of the external facade changes the Design and Access statement sets out that the design concept has been to create a distinctive dark base, using rainscreen cladding, to visually link with surrounding low rise buildings, with a lighter colour palette to the upper floors. It is stated that three design options were presented to the residents of the building and wider community consultation has taken place, therefore there is general community support for the current proposal. The colours and materials selected would create a modern appearance. The tower blocks are seen in their own context and therefore whilst the changes would not necessarily assimilate with the surrounding finishes and appearances of nearby buildings, the colours chosen and use of panels would have some integration with nearby buildings but the overall appearance would be self-supporting. The continued vertical focus and addition of softer colours to the upper floors would help break up the appearance of the building and the use of vertical banding and the loss of horizontal banding would create more visual consistency.

The addition of external wall insulation would see an increase in the overall projection of the outer walls by around 0.3m. This would be a marginal change visually and unlikely to result in any unacceptable impact on the appearance of the area.

The proposed balcony changes will see an increase to the overall width of each, the removal of the box like appearance, the use of blue metal railings for Kennedy House and green metal railings for Trove Court, with solid screening elements to the sides and part of the front across each. A small section of the front of the balcony would remain open. Again the buildings would be seen autonomously and although an unusual feature, the design has

been informed by the preferred choices selected by the community and those that took part in the public consultation.

Windows and doors would be replaced and the existing uPVC would be upgraded to light grey aluminium frames. A number of glass louvred vents would replace existing windows and their form would be long rectangular panels in a run of four. Although this glazing arrangement would somewhat change the appearance of the building, the run of panels continues the vertical appearance and this is considered to be acceptable. Given the proximity to the historic environment, aluminium is preferable to uPVC and the Council's Conservation Officer considers the proposal to be positive.

A number of upgrades to the entrance areas of each block would be undertaken and include creating an angled entrance and upgrading the existing glazing. Blocks of colour would be used from the balconies and other features across the facades. These changes are likely to offer a more appealing entranceway and larger space and are considered to be acceptable.

It is proposed to change the orientation of the name identifying each of the buildings by turning it to face the entrance and have the words follow each other. This is not likely to materially affect the appearance of the building or wider area and is considered to be acceptable.

The roof alterations would see the erection of a perimeter screen to support working with the plant at this height. Although adding additional built form, the need for this element has been clearly set out and the horizontal emphasis would help to prevent any sense of additional bulk. The overall roof area is not prominently viewed from the ground given the scale of the towers, however some longer distance views from the views from the east may be possible. The overall finish and colour would be light to match the upper storeys, and would replace the existing railing system. Overall these works are not considered significantly harmful. The existing roof covering would be upgraded and replaced with a warm roof system. These changes are unlikely to be appreciable from the surrounding area.

On balance, the works are considered to be acceptable and comply with the spirit of policies SP36, QD02, HE02, and HE03 of the Thanet Local Plan, and the guidance of the NPPF.

Living Conditions

Paragraph 123 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 135 states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for future users. Policy QD02 of the Thanet Local Plan outlines that new development should be compatible with neighbouring buildings and spaces, and should be inclusive in its design for all users. It should improve people's quality of life by creating safe and accessible environments and promote public safety and security. Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or a sense of enclosure. Policy QD01 of the Thanet Local Plan sets out that 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 and will be required to make the best use of solar energy, passive heating and cooling, natural light, natural ventilation and landscaping.

The scheme proposes a number of works to address fire safety. This is a material planning consideration and LPAs are required to consult the Health and Safety Executive (HSE) on any proposals for works to buildings of this scale. A fire statement has been provided by the applicant and reviewed by HSE who agree that the scheme can progress to the next stage.

In terms of the impact on the works on neighbouring property occupiers, most of the works would be minimal and any changes to the thickness of the building or extent of balconies would be modest. The building thickness would increase by 0.3m which would likely be imperceptible to most neighbouring occupiers. The balconies would increase slightly from a 2.4m walk out space (length) to 2.9m. The building is set back away from nearby properties. All balconies would still be inset from the wall edge and therefore no new harm is expected to occur as a result. The roof alterations and provision of screening would be at a height that would not be expected to be experienced by neighbouring properties.

Ramsgate Heritage and Design Forum have raised concerns that wind noise could be problematic from the design of the proposed balconies. This could be addressed through suggested conditions below.

In terms of any impact on the current occupiers of the building, works are intended to be undertaken while the tower block is occupied. There are 90 units here over 16 floors across each tower block, and the works have the potential to cause significant disruption. There are a number of potential matters that require consideration. These include ensuring the continued ability of occupiers to retain heat and a reasonable standard of living whilst works are undertaken, along with the potential for noise, dust, vibrations and general disturbance to occupiers and nearby occupiers. The Council's Environmental Health Team have raised concerns about the height at which works would be undertaken and the potential for the unrestricted distribution of sound. They have therefore suggested conditions surrounding the submission of a noise impact assessment and a construction management plan. Both of these are considered to be reasonable and have been agreed to by the applicant.

Overall the works would see thermal upgrades and environmental improvements to the building and subject to the above conditions and a satisfactory noise and construction management plan, the works are likely to comply with the aims of policies QD01, QD02 and QD03 of the Thanet Local Plan and the aims of the NPPF.

Conclusion

Overall the proposed works would see the upgrading of two outdated tower blocks to create more resilient buildings, and a contemporary appearance. The site is in close proximity to the historic environment, however the works would be seen in the unique context of the site itself, and would have some integration with the wider area. There is general community support for the design that has been chosen and the works are not considered likely to be harmful to the character and appearance of the area or nearby heritage assets.

The HSE have considered the design proposal and agree that the scheme can progress to the next stage.

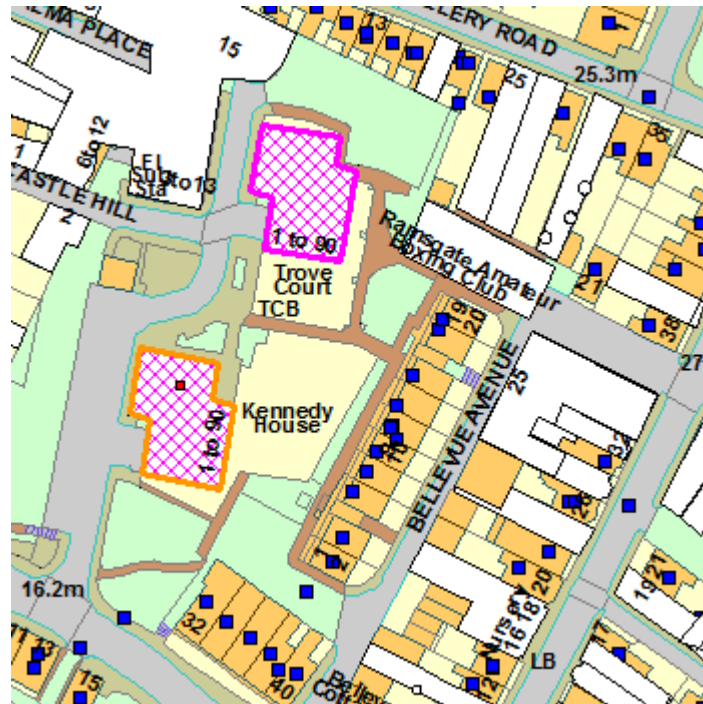
The works have the potential to cause significant noise and disturbance more widely, and to impact the current living conditions of those living in the tower block during construction. As a result a number of safeguarding conditions are recommended and subject to these, the works are considered to be acceptable.

Case Officer

Vicky Kendell-Bryant

TITLE: F/TH/23/1557

Project Kennedy House And Trove Court Newcastle Hill RAMSGATE Kent CT11 8PE



A05

F/TH/23/1562

PROPOSAL: Installation of external wall insulation, erection of roof screen, and replacement roof lining, together with alterations to windows, doors, existing balconies, and entrance

LOCATION: Harbour Towers Hertford Street RAMSGATE Kent CT11 9EY

WARD: Central Harbour

AGENT: Mr Ciaran Gallen

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

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 05300 Rev P02, 05301 Rev P01, 01102 Rev P01, 05100 Rev P01, 05101 Rev P02, and 05200 Rev P01, received 26/11/2023.

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of the development, a noise impact assessment shall be submitted to and approved by the Local Planning Authority. The scheme shall comply with guidance found in BS5228 -1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

GROUND: To protect the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

4 Prior to the commencement of construction activities, 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 including access and egress locations.

Dust control measures

Lighting control measures

Pollution incident control

Arrangements for a direct and responsive site management contact for nearby occupiers during construction (signage on hoardings, newsletters, resident's liaison meetings, etc.)

Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

The 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: To protect against harmful environmental impacts and the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

SITE, LOCATION AND DESCRIPTION

Harbour Towers is a substantial and irregularly shaped 1960's tower block, currently in use as residential accommodation, lying to the north of Ramsgate town centre. It sits on a gradient behind West Cliff Road and is within a heavily built out area. It is not prominently viewed from the busier streets surrounding it given the nearby built form, however it is sensitively located in close proximity to Ramsgate Conservation Area and a number of listed buildings.

The site is seen within its own context, being the only tower block of this kind in the immediate vicinity. It fronts two roads (Albert Street and Hertford Street), and has raised car parks surrounding it.

The current tower block appears a light blue colour with beige and brown accents in a mixture of cladding and render, and has a number of concrete balconies with a black framed box design and yellow screening. External windows and doors appear in white uPVC. The building has a brick skirt, an undercroft to the front, some green coloured plant on the roof, and some soft landscaping around the primary frontages.

RELEVANT PLANNING HISTORY

F/TH/05/1283 - Alterations to the external elevations comprising installation of overcladding system, renewal of balcony balustrading and provision of covering and hand railing to roof. Granted 21/11/2005.

PROPOSED DEVELOPMENT

This application seeks planning permission for retrofit works for fire remediation purposes. It is stated that the existing external cladding is a polystyrene insulation which is flammable and needs to be addressed, along with a small amount of combustible resin covering external walls. It is also stated that the panels covering the balconies are likely to be constructed of combustible materials.

The proposal seeks new external wall insulation, replacement windows, doors and balconies elements, a replacement roof and a number of internal upgrades to address fire regulations and correct damaged or poor condition elements.

The works would see external alterations to the appearance of the building, changing to an off-white render finish with a mixture of aluminium and fibre cement cladding in white and grey tones. A new liquid membrane would be applied to the roof and existing redundant equipment would be removed here. New screening and anti-fall barriers would be introduced and existing plant upgraded. Aluminium doors and windows would replace the existing uPVC openings and the entrance area and undercroft would be upgraded.

The overall appearance has been taken from consultation with residents and the works would be funded through the Building Safety Fund and Social Housing Decarbonisation Fund.

DEVELOPMENT PLAN POLICIES

SP11 - Ramsgate

SP35 - Quality Development

SP36 - Conservation and Enhancement of Thanet's Historic Environment

HE02 - Development in Conservation Areas

HE03 - Heritage Assets

QD01 - Sustainable Development

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice posted close to the site and an advert was posted in the local paper. No representations have been received.

Ramsgate Heritage and Design Forum: The massing is in two parts, should the two vertical elements have a different colour? Could the colours be warmer or more exciting? Perhaps a colour study or artist study? The options presented to residents were rather limited. Could there not be 3 variations between the 3 towers?

We have concerns due to wind noise from the vertical balcony railings and horizontal planting screening. Has a noise assessment been conducted or perhaps a mock up installed at high level?

The render should be self cleaning silicone render to reduce potential staining as is evident.

CONSULTATIONS

TDC Conservation Officer: Following a review of the proposed application I would consider there to be a neutral to positive implication to the setting and appearance of the surrounding conservation area given that its outward appearance is largely being updated aesthetically.

TDC Environmental Health: Thank you for consulting Environmental Health on this application for which we offer the following comment in relation to noise and the construction activities of the building:

Harbour Towers is in a predominantly residential area and the proposed works are significant and may occur for an extended period of time. The construction will be occurring at height and will allow for an unrestricted distribution of sound. Consideration should be given to a noise impact assessment being undertaken. The proposed condition is:

Prior to the commencement of the development, a noise impact assessment shall be submitted to and approved by the Local Planning Authority. The scheme shall comply with guidance found in BS5228 -1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

In order to ensure that environmental effects from the proposed construction works are planned for and managed, it is appropriate that a CEMP should be submitted. It is recommended that the following condition is applied:

Prior to the commencement of construction activities, 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 including access and egress locations.

Dust control measures

Lighting control measures

Pollution incident control

Arrangements for a direct and responsive site management contact for nearby occupiers during construction (signage on hoardings, newsletters, resident's liaison meetings, etc.)

Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

The 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.

Health and Safety Executive: "Information provided with this application appears to focus on the external wall system, including, balconies, window and door replacements, roof

replacement, including new perimeter roof stand. It is unclear from the project description and the information provided as part of the application if the scope of the proposed changes goes beyond that.

It is also noted that the fire statement is incomplete and does not provide relevant fire information to the standards relating to fire safety/ approach applied (section 6 (e)). This fire safety information is necessary for HSE to complete a full assessment of a design proposal. For future reference, the fire statement document should be completed fully in line with guidance published by DLUHC, by a suitably competent person. A link to that guidance and other supplemental guidance can be accessed on Planning and fire safety - Planning and fire safety - Planning Portal.

Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations."

The response goes on to include comments about window replacement works with the potential to impact fire integrity, the material composition of balustrades and balconies, and the condition and location of existing hydrants, however states that these comments do not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority.

KCC Highways: This development proposal does not meet the criteria to warrant involvement from the Highway Authority.

COMMENTS

This application is reported to Planning Committee as a submission made on behalf of Thanet District Council.

Principle

There is no in-principle objection to the alteration of an existing residential building. The main considerations are the impact on the character and appearance of the surrounding area, and the living conditions of occupiers.

Character and Appearance

Paragraph 135 of the National Planning Policy Framework (NPPF) states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are attractive, welcoming and distinctive, as well as safe, inclusive and accessible. Policy QD02 of the Thanet Local Plan outlines that the primary aim of new development is to promote or reinforce local character and provide high quality and inclusive design that is sustainable in all other respects. Proposals should therefore relate to surrounding development, form and layout, be well designed, pay particular attention to context and identity of location, scale, massing, rhythm,

density, layout and materials, and be compatible with neighbouring buildings and spaces. Any external spaces and landscape features should be designed as an integral part of the scheme.

The site lies adjacent to the Ramsgate Conservation Area and sits in close proximity to a number of listed buildings. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Paragraphs 203 and 205 of the NPPF advises that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets. Policy SP36 sets out that the Council will support, value and have regard to the historic or archaeological significance of Heritage Assets by protecting the historic environment from inappropriate development. Policy HE02 sets out that within conservation areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant policies of the Plan will be permitted but new development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted

In terms of the external facade changes the Design and Access statement sets out that the design concept has been to create a distinctive dark base, using fibre cement panels, to visually link with surrounding low rise buildings, with a lighter colour palette to the upper floors. It is stated that three design options were presented to the residents of the building and wider community consultation has taken place, therefore there is general community support for the current proposal. The colours and materials selected would create a modern appearance. The building is seen in its own context and therefore whilst it would not necessarily assimilate with the surrounding finishes and appearances, the colours chosen and use of panels would have some integration with nearby buildings but the overall appearance would be self-supporting. The continued vertical focus and addition of softer colours to the upper floors would help break up the appearance of the building and the use of vertical banding would create more visual consistency than the current ad-hoc arrangement of render and cladding.

The addition of external wall insulation would see an increase in the overall projection of the outer walls by around 0.3m. This would be a marginal change visually and unlikely to result in any unacceptable impact on the appearance of the area.

The proposed balcony changes will see an increase to the overall width of each, the removal of the box like appearance, the use of blue metal railings, with solid screening elements to the sides and part of the front. A small section of the front of the balcony would remain open. Again the building would be seen autonomously and although an unusual feature, the design has been informed by the previous colour association and set out as preferred by the community and those that took part in the public consultation.

Windows and doors would be replaced and the existing uPVC would be upgraded to light grey aluminium frames, which would move closer to the outer edge of the new external wall layer after insulation has been added. Given the proximity to the historic environment, aluminium is preferable to uPVC and the Council's Conservation Officer considers the proposal to be positive.

A number of upgrades to the entrance and undercroft would be undertaken and include upgraded entrance columns, insulation, lighting, and alterations to the glazed entrance. These changes would reflect the other alterations proposed for the building and create a more consistent glazing pattern overall.

It is proposed to change the location of the name identifying the building by reducing the height of it and having the two words sit next to each other rather than in one long run. This is not likely to materially affect the appearance of the building or wider area and is considered to be acceptable.

The roof alterations would see the erection of a perimeter screen and to support working with the plant at this height. Although adding additional built form, the need for this element has been clearly set out and the horizontal emphasis would help to prevent any sense of additional bulk. The overall roof area is not prominently viewed from the ground, however views from the west looking eastwards are gleaned from a higher land level and some visibility is evident here. The overall finish and colour would be light and replace the existing railing system. Overall these works are not considered significantly harmful. The existing roof covering would be upgraded and replaced with a warm roof system. These changes are unlikely to be appreciable from the surrounding area.

On balance the works are considered to be acceptable and comply with the spirit of policies SP36, QD02, HE02, and HE03 of the Thanet Local Plan, and the guidance of the NPPF.

Living Conditions

Paragraph 123 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 135 states that decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for future users. Policy QD02 of the Thanet Local Plan outlines that new development should be compatible with neighbouring buildings and spaces, and should be inclusive in its design for all users. It should improve people's quality of life by creating safe and accessible environments and promote public safety and security. Policy QD03 outlines that new development must not lead to unacceptable living conditions through overlooking, noise, vibrations, light pollution, overshadowing, loss of natural light or a sense of enclosure. Policy QD01 of the Thanet Local Plan sets out that 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 and will be required to make the best use of solar energy, passive heating and cooling, natural light, natural ventilation and landscaping.

The scheme proposes a number of works to address fire safety. This is a material planning consideration and LPAs are required to consult the Health and Safety Executive (HSE) on any proposals for works to buildings of this scale. A fire statement has been provided by the applicant and reviewed by HSE who agree that the scheme can progress to the next stage.

In terms of the impact on the works on neighbouring property occupiers, most of the works would be minimal and any changes to the thickness of the building or extent of balconies would be modest. The building thickness would increase by 0.3m which would likely be imperceptible to most neighbouring occupiers. The balconies would increase slightly from a 2.4m walk out space (length) to 2.9m. The building is set back away from nearby properties. All balconies would still be inset from the wall edge and therefore no new harm is expected to occur as a result. The roof alterations and provision of screening would be at a height that would not be expected to be experienced by neighbouring properties.

Ramsgate Heritage and Design Forum have raised concerns that wind noise could be problematic from the design of the proposed balconies. This could be addressed through suggested conditions below.

In terms of any impact on the current occupiers of the building, works are intended to be undertaken while the tower block is occupied. There are 48 units here over 9 floors and the works have the potential to cause significant disruption. There are a number of potential matters that require consideration. These include ensuring the continued ability of occupiers to retain heat and a reasonable standard of living whilst works are undertaken, along with the potential for noise, dust, vibrations and general disturbance to occupiers and nearby occupiers. The Council's Environmental Health Team have raised concerns about the height at which works would be undertaken and the potential for the unrestricted distribution of sound. They have therefore suggested conditions surrounding the submission of a noise impact assessment and a construction management plan. Both of these are considered to be reasonable and have been agreed to by the applicant.

Overall the works would see thermal upgrades and environmental improvements to the building and subject to the above conditions and a satisfactory noise and construction management plan, the works are likely to comply with the aims of policies QD01, QD02 and QD03 of the Thanet Local Plan and the aims of the NPPF.

Conclusion

Overall the proposed works would see the upgrading of a 1960's tower block to create both a more resilient building, and a contemporary appearance. The site is in close proximity to the historic environment, however the works would be seen in the unique context of the site itself, and would have some integration with the wider area. There is general community support for the design that has been chosen and the works are not considered likely to be harmful to the character and appearance of the area or nearby heritage assets.

The HSE have considered the design proposal and agree that the scheme can progress to the next stage.

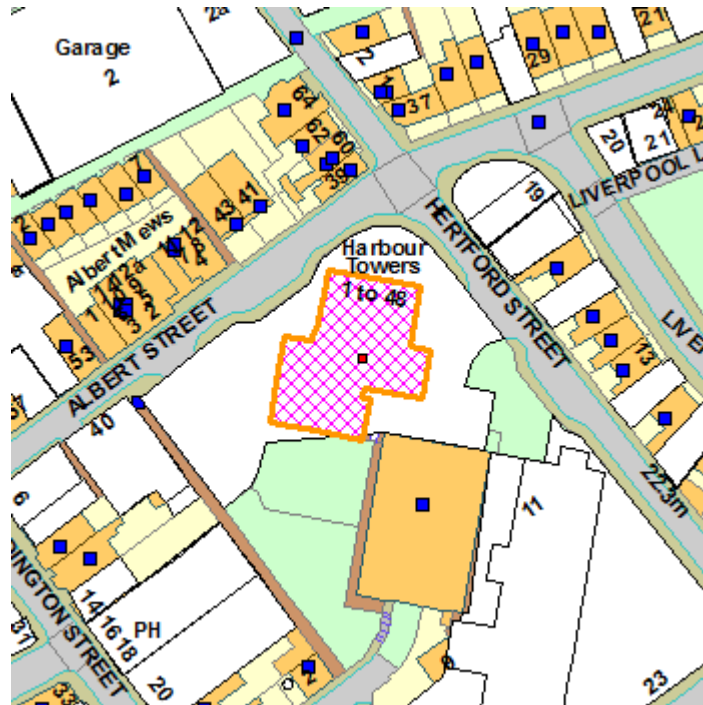
The works have the potential to cause significant noise and disturbance more widely, and to impact the current living conditions of those living in the tower block during construction. As a result, a number of safeguarding conditions are recommended and subject to these, the works are considered to be acceptable. The application is recommended for approval, subject to conditions.

Case Officer

Vicky Kendell-Bryant

TITLE: F/TH/23/1562

Project Harbour Towers Hertford Street RAMSGATE Kent CT11 9EY



A06

L/TH/23/1411

PROPOSAL: Application for listed building consent for repairs to the roof, parapets and chimney, together with the creation of new access hatch above seating area into the loft space

LOCATION: Theatre Royal Addington Street MARGATE Kent CT9 1PW

WARD: Margate Central

AGENT: Mrs Charlotte Pryke

APPLICANT: H White

RECOMMENDATION: Approve

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).

INFORMATIVES

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

For the avoidance of doubt, the Council has determined the application on the following documentation entitled Heritage Significance and Heritage Impact Statements, Design and Access Statement, and the Specification of Condition / Schedule of Works received on 25th October 2023, drawings entitled Location and Site Plans received on 25th October 2023, and drawings numbered 0100, 0101, 0102A and 050 received on 10th November 2023

SITE, LOCATION AND DESCRIPTION

The Theatre Royal is a Grade II* Listed Building dating back to 1786, which is located on the north eastern section of Hawley Square, but whose entrance faces out on to the corner of both Addington Street and Prince's Street, Margate. The Theatre Royal has been subject to many reconfigurations and uses throughout its long history in order to retain its viability, as well as enduring periods of closure such as during WW2.

It is listed as part of a group with No. 39 Addington Street and The London Tavern.

RELEVANT PLANNING HISTORY

Although there is a long history of alterations and additions to the Theatre Royal, it has only had the following listed building consent and planning applications:

L/TH/07/1006 Granted 02.10.2007

Listed Building consent for internal alterations to provide a wheelchair platform in auditorium and alterations to provide disabled and female toilets

L/TH/04/0577 Granted 14.11.2005

Erection of three downlighters to illuminate the Addington Street elevation of the building

A/TH/04/0576 Granted 14.11.2005

Installation of three downlighters to illuminate Addington Street elevation of the building

L/TH/94/0546 Granted 03.10.1994

STRENGTHENING OF A TIMBER SUPPORT COLUMN.

L/TH/94/0117 Granted 12.05.1994

CONSTRUCTION OF A STAIRCASE AND INTERNAL ALTERATIONS

PROPOSED DEVELOPMENT

The proposed development seeks Listed Building Consent for the repairs to the roof, parapets and chimney, together with the creation of new access hatch above seating area into the loft space

DEVELOPMENT PLAN POLICIES

SP35 - Quality Development

SP36 - Conservation and Enhancement of Thanet's Historic Environment

HE02 - Development in Conservation Areas

HE03 - Heritage Assets

QD01 - Sustainable Development

QD02 - General Design Principles

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local newspaper. No residential responses were received.

Theatre Trust -

Thank you for consulting Theatres Trust on this application for listed building consent at Theatre Royal Margate. It seeks to undertake urgent repairs around the theatre's roof as well as to insert a new access hatch into the roof void above the auditorium.

Theatre Royal is a Grade II* listed heritage asset is the last remaining theatre with its design intact by noted architect J.T. Robinson, who was the employer and father-in-law of renowned theatre architect Frank Matcham and surveyor to the then Lord Chamberlain. It was originally built in 1787 and remodelled in 1874 with an auditorium compared to that of the same architect's 1871 Old Vic design but on a smaller scale. It has two horseshoe balconies supported by slender iron columns along the line of their fronts. Aside from brief periods Theatre Royal remained in theatre use until 1963; after a period of bingo use during which there were occasional plays it was taken on by the Margate Theatre Royal Trust reopening in 1988 as a 'members only' theatre club. In 1998 it returned to being a fully public theatre. It is the country's second oldest operational theatre but has been closed since April 2022 prior to refurbishments being undertaken. The building has been on Theatres Trust's Theatres at Risk register since 2018 because it is in a fragile condition and requires capital investment along with essential maintenance and repair work.

We welcome these proposals because they will contribute towards the works necessary to facilitate efforts to see the theatre reopened, and will also help ensure the building's ongoing conservation.

With regards to the roof works, these are necessary to help protect the building and prevent future water ingress. Although there will be a change in materials due to the use of composite materials rather than lead the existing materials are not original so there will be limited harm in heritage terms. Protection of the building also constitutes a public benefit which mitigates harm.

The proposed addition of an access hatch within the ceiling void will generate some loss of original fabric, however again there are public benefits in mitigation because it will provide access for repairs and maintenance. On balance this will assist with the building's ongoing conservation and safe operation. We support the design approach which has been indicated as this will reduce visibility of the intervention through painting to match surrounding fabric. However, works to the ceiling are not shown within the proposed plans and so for clarity and completeness such plans should be provided.

On the assumption and condition that submission of a clear roof plan would confirm the stated design approach we would support the granting of listed building consent.

Please contact us if we may be of further assistance or should you wish to discuss these comments in further detail.

CONSULTATIONS

TDC Conservation Officer -

Following a review of the proposed application it would appear that the work to the roof facilitates large scale repair and minor replacement of fabric where required. Internally the moving of the loft hatch improves access for maintenance moving forward which will ultimately sustain the listed property. As such I do not object to the proposed application.

Historic England -

Thank you for your letter of 8 January 2024 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as a comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

COMMENTS

This application is brought before members as the applicant is Thanet District Council.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when 'considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 197 of the National Planning Policy Framework requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets , and the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF requires that where a development causes substantial harm, or less than substantial harm but where the harm is not outweighed by public benefit, permission should be refused.

Policy SP36 of the Thanet Local Plan states that "The Council will support, value and have regard to the historic or archaeological significance of Heritage Assets".

Policy HE03 of the Thanet Local Plan states that; "Proposals that affect both designated and non-designated heritage assets, will be assessed by reference to the scale of harm, both direct and indirect, or loss to, the significance of the heritage asset in accordance with the criteria in the National Planning Policy Framework."

The proposed development seeks Listed Building Consent for the repairs to the roof, parapets and chimney, together with the creation of a new access hatch above the seating area into the loft space (involving the boarding out around the hatch in the roof void).

As the property is a Grade II* listed building the whole fabric of the building is protected as a designated heritage asset. The applicant has therefore supplied proposed and existing plans, Heritage Impact and Significance Statements, Design and Access Statement and a combined Schedule of Condition / Specification of Works to identify the necessary roof works and how they will be carried out, as well as the need for an internal loft hatch.

The proposed roof plan shows the different roof areas belonging to the Theatre, annotating which parapets and upstands will need either lead repair or a replacement (subject to investigation works on site) with Marley Flex Fast Lead Replacement Roll. Whilst the use of traditional lead would be preferred due to the Theatre Royal's Grade II* listed status, it is acknowledged that the building has been subjected to lead theft on several occasions which have resulted in water ingress and internal damage. More importantly it is also evident that the current roof material is unlikely to be original. Therefore, if it is necessary to use a lead replacement material which is very similar in appearance to ensure the Theatre remains watertight, the overall benefit is considered to outweigh any harm. The plans also identify the need for the repointing of a chimney breast and as long as this is undertaken to match the existing this will not affect the significance of the structure.

The submitted roof plan also identifies where debris and vegetation is in need of removal, particularly from valley gutters, downpipes and hoppers, and makes clear that if rainwater goods are not able to be cleaned in situ, they will be carefully removed and replaced once cleaned (and painted with black hammerite if needed). If not cleared, they will lead to continued water ingress and damp issues. Therefore, these works are considered to create minimal harm and would be expected to be undertaken in the future as part of regular maintenance.

The creation of a new internal hatch above the seating area in the main auditorium, will see the removal of a small section of the ceiling measuring 0.99m x 0.52m. As this will allow access for continued essential maintenance within the roof void, and the hatch door will be painted to match the surrounding ceiling, the loss of material in the is considered to be outweighed by the benefit that the improved maintenance access would provide to the building as a whole. Alongside the introduction of the hatch within the ceiling, it is proposed to install osb boarding around the proposed hatch opening for secure access, and this is considered to be a sensible proposal, with minimal damage to the existing structure.

The Conservation Officer has no objection to any of the proposed works.

Conclusion

The site is located within the Margate Conservation Area and in close proximity to many other listed structures within Addington Street and Hawley Square.

It is acknowledged that there would be some harm through the physical repair or necessary replacement of sections of the roofing materials, as well as the small section of ceiling removed to allow for the loft access hatch. However these works are modest in scale.

Nevertheless, where harm is identified the NPPF requires a balancing exercise with any public benefit that might outweigh the harm caused to a designated heritage asset.

In this case, the roof works seek to ensure that the listed structure is watertight, reducing the risk of further internal water damage and damp issues, whilst the access hatch would provide access for on-going maintenance from within the roof void. As such, the benefits to the Theatre as a whole are considered to far outweigh the removal or replacement of small elements of existing fabric.

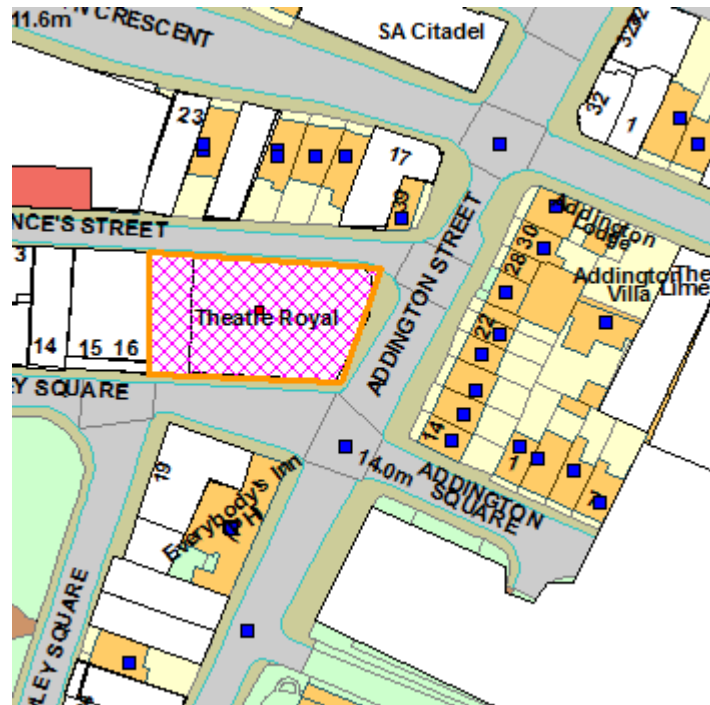
Therefore, the proposed works are considered to have sufficient regard to the Listed Building in accordance with the requirements of Thanet Local Plan policies HE03, SP36 and the NPPF. Therefore members are recommended to approve the application.

Case Officer

Tanya Carr

TITLE: L/TH/23/1411

Project Theatre Royal Addington Street MARGATE Kent CT9 1PW



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A07

F/TH/23/1468

PROPOSAL: Erection of balcony with access ramp following removal of existing balcony

LOCATION: 91 Staner Court Manston Road RAMSGATE Kent CT12 6HT

WARD: Newington

AGENT: Mr Matthew Gerlack

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

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 Compulsory Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 23/633/MG/PL01.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the balcony slab and ballustrade 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

SITE, LOCATION AND DESCRIPTION

The site comprises four, 3 storey, blocks of flats (Nos 90 to 95, 96 to 101, 102 to 107 and 108 to 113) to the south of the main Staner Court tower block. The application relates to No 91 located on the ground floor of one of the 3 storey blocks, located to the east of the main tower block, close to the rear garden boundaries of properties fronting Princess Margaret Avenue. The front elevation faces onto a small car parking area and the east facing rear

elevation, where the development is proposed, faces towards the rear garden boundary fencing of properties fronting onto Princess Margaret Avenue. The flats are uniform in appearance having relatively recently been refurbished with replacement windows and doors and each flat has a private balcony area accessed from French doors.

PROPOSED DEVELOPMENT

It is proposed to enlarge the existing balcony and install an access ramp, to provide direct access from the French doors to the edge of the footpath.

DEVELOPMENT PLAN POLICIES

SP35 - Quality Developments
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

NOTIFICATIONS

Neighbours have been notified and a site notice posted and no representations have been received.

Ramsgate Town Council - No comment received

COMMENTS

This application is reported to the Planning Committee as the applicant is Thanet District Council.

The consideration for Members to assess is the impact on the character and appearance of the area, impact on the living conditions of neighbouring residential occupiers and highway safety.

Character and Appearance

The site comprises four, 3 storey, blocks of flats (Nos 90 to 95, 96 to 101, 102 to 107 and 108 to 113) to the south of the main Staner Court tower block. The application relates to No 91 located on the ground floor of one of the 3 storey blocks, located to the east of the main tower block, close to the rear garden boundaries of properties fronting Princess Margaret Avenue. The front elevation faces onto a small car parking area and the east facing rear elevation, where the development is proposed, faces towards the rear garden boundary fencing of properties fronting onto Princess Margaret Avenue. The flats are uniform in appearance having relatively recently been refurbished with replacement windows and doors and each flat has a private balcony area accessed from French doors.

It is proposed to enlarge the existing ground floor balcony and install an access ramp, to provide direct access from the French doors to the footpath. The existing balcony measures 0.9 metres deep by approximately 2.5 metres wide and has glass balustrading with metal handrails matching the other balconies in the block. The proposed balcony would increase in depth from 0.9 metres to 1.74 metres to allow for a 1.5 metre diameter turning space. The width of the balcony would remain the same as existing and extend across the width of the French doors and full length glazing. The glass balustrading and metal handrail surrounds would be installed to match existing and in keeping with other balconies within this block, with the northern end remaining open to allow for the installation of a ramp. The ramp is 11 metres wide and would be installed on the northern end of the balcony and project approximately 1.6 metres beyond the edge of the building, where it turns 180 degrees and continues 4.4 metres towards the edge of the narrow footpath which passes through the site. A metal handrail is proposed along the length of the ramp.

The enlarged balcony and ramp would be visible from the public realm and would disrupt the uniform appearance of the building to some degree. The balcony would almost double in depth and the handrail and ramp would extend across the grassed area. Whilst the changes to the balcony would be visible from the public realm the glass balustrading and metal handrails would be of the same style as other balconies in the block and the window/door openings would remain unchanged, thereby maintaining some uniformity of design. The flat is located on the ground floor at the northern end of the block, away from the boundary with Manston Road. With the ramp sitting close to ground level, together with the relatively slim metal railings, it would not significantly disrupt the uniform appearance of the block. Furthermore, the ramp would finish at the edge of the narrow pathway which visually forms a landscaped boundary to the block, and views through the site would therefore not be disrupted.

Following the engineering works the area around the balcony and ramp are to be made good and the grass re-seeded as necessary. Given the above it is considered the development would not harm the character and appearance of the area or the streetscene. The development would therefore meet the requirements of Thanet Local Plan Policy QD02 and the NPPF.

Living Conditions

The application does not include any new window or door openings being created and the window relationship with neighbouring properties remains unchanged. The enlarged balcony and ramp would not impact on light or outlook to neighbouring properties. The enlarged balcony would allow more space for outdoor seating than at present, however it is noted that the projecting balconies already allow a degree of mutual overlooking between properties and there is existing overlooking possible from the narrow path and grassed areas that run through the site.

The alterations would provide ramped access to and from the property and the ramp would allow access onto the existing narrow path which is located away from the parking area and internal road, and as such this would support independent living within the property.

It is unlikely that the proposed development would cause harm to residential amenity. The proposal is therefore in accordance with Thanet Local Policy QD03 and the NPPF.

Highway Safety

The alterations are located to the rear of the property which is located away from the areas used by vehicular traffic. The balcony and ramp would not extend onto the pathway and would not obstruct pedestrian movements through the site.

Given the above it is considered there is no harm to pedestrian or highway safety.

Conclusion

The design and materials of the enlarged balcony and ramp would respect the design of the building and maintain the character and appearance of the area, in accordance with Policies QD02 and QD03 of the Thanet Local Plan and the NPPF, and as such it is recommended that Members approve the application subject to safeguarding conditions that the ground is made good following the development.

Case Officer

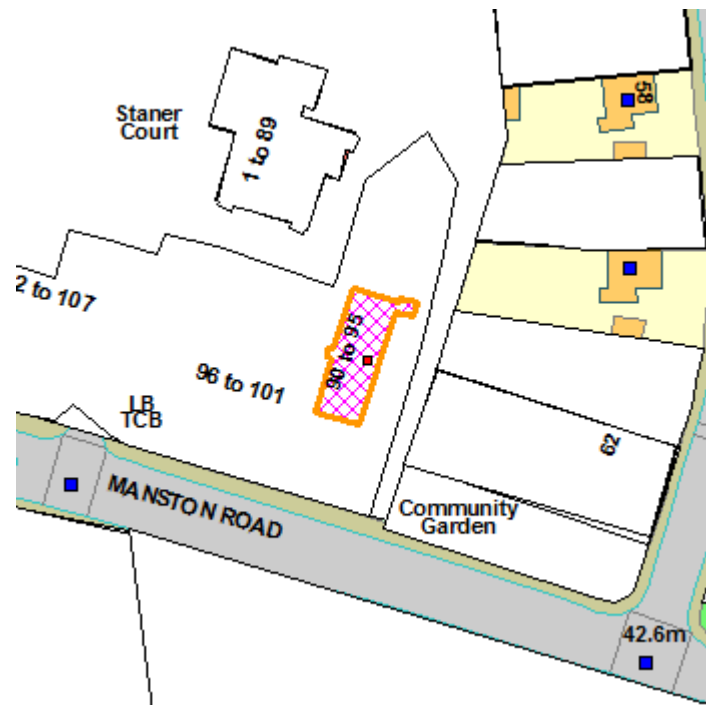
Rosemary Bullivant

TITLE:

F/TH/23/1468

Project

91 Staner Court Manston Road RAMSGATE Kent CT12 6HT



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