

Public Document Pack

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Our ref: Planning Committee Agenda
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PLANNING COMMITTEE

17 JULY 2024

A meeting of the Planning Committee will be held at **7.00 pm on Wednesday, 17 July 2024** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

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

A G E N D A

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 (19/07/24)** (Pages 5 - 24)

To approve the Minutes of the Planning Committee meeting held on 19 June 2024, copy attached.

4. **MINUTES OF PREVIOUS MEETING (26/06/24)** (Pages 25 - 38)

To approve the Minutes of the Planning Committee meeting held on 26 June 2024, copy attached.

5. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 39 - 44)

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.

Item
No

Subject

For Approval

- 5a **A01 F/TH/23/1559 - PRESTON CARAVAN SITE, PRESTON ROAD, RAMSGATE** (Pages 45 - 74)
- 5b **A02 F/TH/23/1599 - 23 SEVEN STONES DRIVE, BROADSTAIRS** (Pages 75 - 92)
- 5c **A03 F/TH/24/0583 - LAND BETWEEN 44 AND 46 MONKTON ROAD, MINSTER** (Pages 93 - 100)
- 5d **A04 FH/TH/23/1578 - 99 BOTANY ROAD, BROADSTAIRS** (Pages 101 - 110)
- 5e **A05 A/TH/24/0448 - VISITOR INFORMATION POINT, VICTORIA PARADE, BROADSTAIRS** (Pages 111 - 116)

For Deferral

- 5f **D06 F/TH/24/0260 - ST LAURENCE IN THANET JUNIOR ACADEMY, NEWINGTON ROAD, RAMSGATE** (Pages 117 - 128)
- 5g **D07 F/TH/23/1689 - LAND EAST OF HAINE ROAD, RAMSGATE** (Pages 129 - 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](#).

Public Document Pack Agenda Item 3

Planning Committee

Minutes of the meeting held on 19 June 2024 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

1. APOLOGIES FOR ABSENCE

Apologies were received from the following Councillors:

- Councillors Dennis;
- Councillor Rattigan;
- Councillor Rusiecki (who was substituted by Councillor Wright)

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

Councillor K. Bright proposed, Councillor Albon seconded and Councillors agreed that the minutes of the meeting held on 22 May 2024 be approved as a correct record.

4. UPDATE FOR FH/TH/24/0220 - 61 ASHBURNHAM ROAD, RAMSGATE

PROPOSAL: Erection of a single storey rear extension following demolition of existing conservatory (Retrospective).

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

THAT the officer's recommendation be adopted, namely that the application be refused for the following reasons:

1. The proposed rear extension, by virtue of its depth, height, and relationship with and proximity to the neighbouring dwelling, will result in an unacceptable loss of light and outlook and create an unacceptable sense of enclosure, to the detriment of the living conditions of the occupiers thereof, contrary to Policy QD03 of the Thanet Local Plan and paragraph 135 of the NPPF.

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

Councillor Bright proposed and Councillor Bayford seconded, that:

The application be approved as it was considered that the extension did not lead to an unacceptable impact on neighbouring living conditions subject to a condition requiring the extension to be finished in render to match the existing property.

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

5. **UPDATE FOR F/TH/22/0769 - THE ROYAL, 51 HARBOUR PARADE, RAMSGATE**

PROPOSAL: Change of use of existing public house (sui generis) to commercial unit (Class E), partial demolition of existing building and erection of five-storey side extension with recessed balconies, single storey roof extension and roof terrace and new three-storey building to rear to provide 8no. new apartments (2no 1 bed and 8no 2 bed), and rearrangement of 2no. existing apartments.

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 to officers for approval, subject to the receipt of a satisfactory signed legal agreement to secure the contributions towards the SAMM project within 6 months and the following conditions:

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

GROUND:

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

2. The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered 08740-LEP-ZZ-ZZ-DR-A-00220 Revision P03 (received 19/05/23), 08740-LEP-ZZ-ZZ-DR-A-00221 Revision P02 (received 10/03/23), 08740-LEP-ZZ-ZZ-DR-A-00222 Revision P02 (received 10/03/23), 08740-LEP-ZZ-ZZ-DR-A- 00230 Revision P01 (received 02/08/23) and 08740-LEP-ZZ-ZZ-DR-A-00215 Revision P02 (received 10/03/23).

GROUND:

To secure the proper development of the area.

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

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

4. All new window and door openings shall be set within a reveal of not less than 100mm.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

5. Prior to the first occupation of the residential development, the secure cycle parking facilities, as shown on approved drawing no. 08740-LEP-ZZ-ZZ-DR-A-00220 Revision P03 (received 19/05/23) shall be provided and thereafter maintained.

GROUND:

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

6. The kitchen/living room window (apartment 6) in the rear elevation of the main building hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

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

7. Prior to the first use of the roof terrace hereby permitted, privacy screens of a minimum height of 1.8m shall be installed along the northeast side of the roof terrace to apartment 3, as shown on the approved plan numbered 08740-LEP-ZZ-ZZ-DR-A-00230 Revision P03 (received 02/08/23) and thereafter maintained.

GROUND:

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

8. Prior to the first occupation of the residential apartment a verification report demonstrating compliance with the recommendations in the Noise Impact Assessment (ENS 16th June 2022) shall be submitted to and approved by the Local Planning Authority. The assessment shall be submitted for written approval of the Local Planning Authority and all works which form part of the approved scheme shall thereafter be implemented and thereafter maintained.

GROUND:

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

9. Prior to the first occupation of the residential apartment details of a mechanical ventilation system, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be retained thereafter.

GROUND:

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

10. Prior to the first occupation of units 1 or 2 details of the low level planters and gates within the courtyard as shown on drawing 08740-LEP-ZZ-ZZ-DR-A-00220 Revision P03 (received 19/05/23) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be retained thereafter.

GROUND:

To safeguard the residential amenities of future occupiers of the development in accordance with Policy QD04 of the Thanet Local Plan.

11. 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.

12. 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.

13. Prior to the installation of balustrades within the south east (front) elevation, at first and second floors their detailed design at a scale of

1:20 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 policy HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 14.No demolition or development shall commence until a method statement setting out the details and specifications of works to safeguard the Royal Sailors Rest building (in particular its side elevation), throughout construction, have been submitted to and, agreed in writing, by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

GROUND:

To preserve the character of the Grade II Listed structure attached to the application site in accordance with Policy HE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

- 15.Prior to the installation of the rainwater goods, details including the material and a sectional profile and connection with the existing built form shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details.

GROUND:

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

- 16.Prior to the commencement of the development, including any demolition, 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 be in accordance with BS5228-1:2009+A1:2014: Code of Practice for Noise and Vibration on Construction and Open Sites and IAQM Guidance on the Assessment of dust from demolition and construction 2014; the Plan shall include mitigation measures. The management plan shall also include the following:
- 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

The development should 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 National Planning Policy Framework.

- 17. The doors to the bin store shall not open outwards over the highway.

GROUND:

In the interests of highway safety.

- 18. No work shall be carried out under this planning permission a) until either all parties with any interest in the site have entered into a s.106 unilateral undertaking on the same terms on which this permission is granted; or b) such interests have come to an end and evidence of it having come to an end has been provided to the Council.

GROUND:

The planning permission has been granted subject to a s.106 unilateral undertaking and at the time of this permission being issued the applicant is not able to bind all relevant parties and interests in the site to the terms of the planning obligations that it contains.

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

6. UPDATE FOR F/TH/21/0671 - LAND TO THE NORTH OF FAIRLAWN ROAD AND THE WEST OF NORTHWOOD ROAD, BROADSTAIRS

PROPOSAL: Erection of 4no. 1-bed flats, 4no. 2-bed dwellings, 8no 3-bed dwellings, and 17no 4-bed dwellings (single to 3-storey in height), and erection of part 2-storey, part 3-storey detached building accommodating 4no. 2-bed flats and 1no. 3-bed flat, together with associated access, parking and landscaping, following demolition of existing structures.

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 to officers for approval subject to safeguarding conditions set out within Annex 1 of this report, following the confirmation of the acceptability of the signed Section 106 agreement securing the necessary financial contributions and obligations within 6 months and 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 454-PLN-287 Rev B, 454-PLN- 285 Rev C, 454-PLN-212 Rev D, and 454-PLN-210 Rev D, received 19 October 2023; and revised plans numbered 454-PLN-201 Rev C, 454-PLN-211 Rev C, 454-PLN-250 Rev G, 454-PLN-253, 454-PLN-254, 454-PLN-255 Rev G, 454-PLN-260 Rev D, 454-PLN-265 Rev H, 454-PLN-270 Rev F, 454-PLN-280 Rev B, 454-PLN-286 Rev B, 454-PLN-297 Rev A, 454-PLN-298 Rev A, and 5699-LLB-XX-XX-DR-L-0002 rev P03, and 1900 Rev P02, received 04 October 2023.

GROUND:

To secure the proper development of the area.

3. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that historic building features are properly examined and recorded in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within National Planning Policy Framework.

5. Development shall not begin 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 due consideration has first been given to the possibility of utilising infiltration techniques and 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. Should the use of infiltration prove to be beyond being reasonable practical then any surface water leaving site shall not exceed a discharge rate of 2l/s for all rainfall events, in line with proposals set out within the Flood Risk Assessment

and Drainage Strategy Report (21/09/2023- Revision P04). 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.

6. 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.

7. 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.

8. Prior to the commencement of any development on site, a construction management plan to include the dust mitigation measures set out in Section 6 - Table 9 of the Air Quality Mitigation Statement dated April 2023 by Lustre Consulting, and the following, shall be submitted to and approved by the Local Planning Authority.
 - 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. Access arrangements

Construction works 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.

- 9. The area shown on the approved plan numbered 454-A-PLN-212 Rev D 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.

- 10. Prior to the first occupation of the site hereby permitted, the vehicular access as shown on the approved plan numbered 454-A-PLN-212 Rev D should be completed and made operational.

GROUND:

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

- 11. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 454-A-PLN-212 Rev D 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.

- 12. Prior to the first occupation of the development hereby approved, visibility splays of 2.4m x 43m shall be provided to the access on to Northwood Road, as shown on the approved plan no. 1900 Rev P01, 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.

- 13. 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 of the Thanet Local Plan and the advice as contained within the NPPF.

14. Prior to the first occupation of the development hereby granted, a Travel Plan and a programme for implementation shall be submitted to and approved in writing by the Local Planning Authority. The agreed programme shall thereafter be implemented in full.

GROUND:

To facilitate the use of alternative means of transport in accordance with Policies TP01, SP43, and SE05 of the Thanet Local Plan, and the advice contained within the NPPF.

15. Prior to the commencement of the development hereby approved, an Acoustic Design Statement in accordance with ProPG Planning & Noise 2017 scheme to demonstrate that the internal noise levels within the residential units plots 9-20. and the external noise levels within their back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND:

In the interests of amenity for future occupiers in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

16. The development hereby permitted shall be constructed and occupied in accordance with the proposed mitigation measures for emissions identified within section 6.2 of the Air Quality Mitigation Statement, dated April 2023 by Lustre Consulting, to off-set against the damage cost calculation set out within section 5.1 of the report, in order to achieve air quality improvements through the development.

GROUND:

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

17. 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.

18. 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.

19. 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.

20. Unit nos. 14, 19, 34 and 35 shall be built in compliance with building regulation part M4(2) accessible and adaptable dwellings, as shown on plan numbered 454-A-PLN-210 Rev D.

GROUND:

To provide accessible accommodation in accordance with Policy QD05 of the Thanet Local Plan.

21. The refuse storage facilities for the self-contained flats shall be provided prior to the first occupation of the associated flat, as shown on plan numbered 454-A-PLN-212 Rev D hereby approved and shall be kept available for that use at all times.

GROUND:

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

22. 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.

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 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.

24. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, which shall accord with the principles of the approved landscape masterplan numbered 5699-LLB-XX-XX-DR-L-0002 rev P03, and include the following:
 - a. species, size and location of new trees, shrubs, hedges and grassed areas to be planted, (which shall include a minimum of 60no. new trees including street and native woodland trees),
 - 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 site;

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to 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.

25. 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.

26. 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.

27. Prior to commencement of works (including site clearance), an Ecological Design Strategy (EDS) will be submitted to, and approved by, the local planning authority. The EDS shall demonstrate how proposals mitigate, compensate and enhance biodiversity during construction and operation. The EDS shall include the following:
- a. Purpose and biodiversity objectives for the proposed works;

- b. Review of site potential and constraints;
- c. Detailed design(s)/planting schedules, and/or working method(s) to achieve stated objectives;
- d. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb bat activity;
- e. Extent and location/area of proposed works on appropriate scale maps and plans;
- f. Type and source of materials to be used where appropriate, e.g., native species of local provenance;
- g. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development where relevant;
- h. Persons responsible for implementing the works;
- i. Details of initial aftercare and long-term maintenance, and;
- j. Details for monitoring and remedial measures.

The EDS shall be implemented in accordance with the approved details and all features shall be retained thereafter.

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.

28. 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.

29. No further alterations to the roof or insertion of window openings to unit nos. 1-9 and 29-33, whether approved by Classes A, 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.

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

7. **SCHEDULE OF PLANNING APPLICATIONS**

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

(e) **R05 FH/TH/24/0232 - 31 Crow Hill, Broadstairs**

PROPOSAL: Erection of a first floor extension and two storey side extension.

Mr Kent 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 refused for the following reason(s):

1. The proposed first floor and two storey side extension, by virtue of its height, width and overall scale in this prominent corner location, will appear out of keeping with the surrounding pattern of development, which consists of more modest sized dwellings, whilst also cramped and congested within the site due to its proximity to and relationship with site boundaries. As a result the proposed development will appear overly dominant and obtrusive, and of a poor design, that will significantly detract from the street scene and character and appearance of the surrounding area, contrary to Policy QD02 of the Thanet Local Plan, and paragraphs 135 and 139 of the National Planning Policy Framework.

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

(a) **A01 F/TH/24/0435 - Newington Community Centre, Princess Margaret Avenue, Ramsgate**

PROPOSAL: Erection of a single storey side and rear extension following demolition of existing rear extension, together with erection of boundary wall and gate, installation of new double glazed windows and doors, 2No Air Source Heat Pumps and access ramp.

It was proposed by Councillor Bayford and seconded by Councillor Moore:

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 002 Rev B, 221 Rev F and 230 Rev F received 25 April 2024, 202 Rev B received 30 April 2024, 200 Rev H, 210 Rev G, 200 Rev G, 231 Rev E received 06 June 2024.

GROUND:

To secure the proper development of the area.

3. 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.

4. 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.

5. The rating level of the heat pump unit shall not exceed the background noise level (LA90,T) at the nearest residential or commercial facade. All measurements shall be defined and derived in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

GROUND:

In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF..

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

- (b) **A02 F/TH/23/0900 - Canterbury Christchurch University Campus, Northwood Road, Broadstairs**

PROPOSAL: Change of use from existing education centre (Use Class F1) to sandwich shop (Use Class E) and function room (retrospective).

It was proposed by Councillor Bayford and seconded by Councillor Moore:

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

1. The premises shall only be used between the hours of 0800 and 2300 Monday to Sundays, including Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.

GROUND:

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

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

- (c) **A03 F/TH/23/1615 - Unit 29 North of Spitfire Way and East of Columbus Avenue, Ramsgate**

PROPOSAL: Change of use from General Industrial (Use Class B2) to Café (Use Class E(b)) together with installation of first floor mezzanine to provide seating area and WC, and replacement of roller shutter door with windows and doors to front elevation, alteration of position of existing fenestration to front elevation and installation of 1 no. rear door.

It was proposed by Councillor Bayford and seconded by Councillor Moore:

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 plans numbered 001B and 003C received on 15th February 2024 and the Planning Statement received on 15th February 2024.

GROUND:

To secure the proper development of the area.

3. The premises shall be used as a cafe and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND:

To secure a cafe unit to serve the occupiers of the business park, as an acceptable departure to Policies SP05, E01 and E05 on sustainability grounds.

4. The use of the premises hereby approved shall not be used other than between the hours of 0700 and 1700 Monday to Friday in any week, between the hours of 0700 and 13:30 on Saturdays and at no time on Sundays or Bank Holidays.

GROUND:

To secure the proper development of the area, and reduce any impact on the vitality and viability of existing centres, in accordance with Policy E05 of the Thanet Local Plan and the National Planning Policy Framework.

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

GROUND:

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

6. The external materials and external finishes to be used in the proposed windows and doors hereby approved shall be of the same colour and finish as those on the existing property.

GROUND:

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

7. Prior to the commencement of the change of use hereby approved, drawings showing the location of the secure cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

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

8. Prior to the commencement of the change of use hereby permitted, refuse storage details shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall be provided in accordance with the approved details and thereafter maintained.

GROUND:

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

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

- (d) **R04 F/TH/24/0118 - Stone Bay Kiosk, East Cliff Promenade, Broadstairs**

This application was withdrawn by the applicant and was no longer under consideration of the Planning Committee.

Meeting concluded: 7:59pm

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Public Document Pack Agenda Item 4

Planning Committee

Minutes of the meeting held on 26 June 2024 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

1. **APOLOGIES FOR ABSENCE**

Apologies were received from the following Councillors:

- Councillor J. Bright;
- Councillor K. Bright (who were substituted by Councillor Huxley);
- Councillor Moore;
- Councillor Rusiecki

2. **DECLARATIONS OF INTEREST**

Councillor Albon declared a significant interest in item 3A: Jackey Bakers Recreation Ground, Highfield Road, Ramsgate. This was due to him being the Cabinet Member for Open Spaces where he had worked with officers on this particular item.

3. **SCHEDULE OF PLANNING APPLICATIONS**

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

(c) **D03 OL/TH/23/1606 - Land to the East of New Haine Road, Ramsgate**

PROPOSAL: Outline application (with all matters reserved except access) for up to 9,253sqm of commercial floorspace (use class E(g) and B8), and a Health Campus comprising the erection of a primary medical care facility (Use Class E(e)), an extra care/assisted living building accommodating 70no. self contained flats (Use Class C2), a 80no. bed care home (Use Class C2), and a childrens nursery (Use Class E(f)); together with associated amenity and open space provision, infrastructure works and parking provision.

Mr Pragnell 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 to officers for approval subject to the receipt of an acceptable legal agreement securing the outlined heads of terms within 6 months and the following conditions:

1. Approval of the details of the layout, scale, appearance of any buildings to be erected and the landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority. Development thereafter shall be carried out in accordance with the approved details.

GROUND:

As no such details have been submitted in respect of these matters as part of the application is in outline. In accordance with Section 92 of the Town and Country Planning Act 1990.

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. Any reserved matters applications submitted pursuant to this outline approval shall accord with the approved parameter plans entitled 'Zoned Height Parameter Plan' and 'Land Use Parameter Plan' received 04 June 2024.

GROUND:

For the avoidance of doubt, so as to ensure that any development is in accordance with and within the parameters of that assessed by the Local Planning Authority for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and in the interest of achieving sustainable development, in accordance with Thanet Local Plan Policy QD02, and the principles with the National Planning Policy Framework.

5. Prior to the commencement of development in any phase, the vehicular access onto New Cross Road as shown on the submitted 'Access Arrangements' plan numbered 23-118- 001 Rev B, shall be provided and made operational.

GROUND:

In the interests of highway safety.

6. The phasing of the development shall be carried out in accordance with a Phasing Plan, to be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first reserved matters application. The phasing plan shall include the delivery of the medical centre and the commercial units in the earliest possible phase. Development shall be carried out in accordance with the approved phasing plan, but shall allow the construction periods of any phase to run concurrently with another phase.

GROUND:

To secure the programming and phasing of the development, and to secure the early delivery of the medical centre and commercial uses in accordance with Policies SP09 and SP40 of the Thanet Local Plan.

7. Prior to commencement of the development 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. 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: (i) A survey of the extent, scale and nature of contamination; (ii) An assessment of the potential risks to: Human health; Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; Adjoining land; Ground waters and surface waters; Ecological systems; (iii) 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).

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.

Following remediation and 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 the advice contained within the NPPF.

8. The details to be submitted in pursuant of Condition 1 above for layout (for each phase of development) shall demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and they are incorporated into the proposed layouts, in accordance with Thanet Local Plan Policy CC02.

9. 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 Flood Risk Assessment and Preliminary Surface Water Drainage Strategy prepared by Charles and Associates dated December 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 they are incorporated into the proposed layouts, in accordance with Thanet Local Plan Policy CC02.

10. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was 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 that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraphs 167 and 169 of the National Planning Policy Framework.

11. 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.

12. 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.

13. The development hereby permitted shall be constructed in accordance with the mitigation as set out within section 6 of the noise impact assessment.

GROUND:

To protect the amenity of future occupiers of the development, in accordance with Policy SE06 of the Thanet Local Plan.

14. The details to be submitted in pursuant of condition 1 above for layout of the nursery shall show the open play space to the east of the proposed nursery building (not adjacent to from New Haine Road).

GROUND:

To protect the amenity of future occupiers of the nursery, in accordance with Policies SE05 and SE06 of the Thanet Local Plan.

15. Prior to the first use of the development hereby permitted, an air quality Emissions Statement that provides details of how the air quality damage costs of £78,450, as calculated within the Emission Mitigation Assessment reference 'Entran' dated 1/12/23, are to be used to achieve air quality improvements through the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

In the interests of ensuring appropriate air quality in accordance with SE05 of the Thanet Local Plan and the NPPF.

16. 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 CEMP shall be in accordance with BS5228-1:2009+A1:2014: Code of Practice for Noise and Vibration on Construction and Open Sites and shall include the mitigation measures set out in Section 6 of the Air Quality Assessment. 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:

In the interests of neighbouring amenity, in accordance with Policies QD03 and SE06 of the Thanet Local Plan and the advice contained within the NPPF.

17. To assess and mitigate the impacts of development on significant archaeological remains:
 - Prior to any Reserved Application, 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.

- 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.
- The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.
- Within 6 months of the completion of 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 description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
 - 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;
 - a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.
- The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

GROUND:

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record, in accordance with Policy HE01 of the Thanet Local Plan.

18. Prior to the commencement of the development a Highways Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority include the following:
- 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

Development shall be carried out in accordance with the approved Construction Management Plan, unless otherwise agreed in writing.

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.

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

GROUND:

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

20. Details to be submitted in pursuant of condition 1 above for layout shall include a cycle/pedestrian link through the site connecting New Cross Road to the north to the linear park to the south, and connecting New Haine Road to the west with Jackey Bakers Recreation Ground to the east.

GROUND:

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

21. The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

GROUND:

In the interests of safe access in new development in accordance with Thanet Local Plan Policy QD02 and paragraph 130 of the National Planning Policy Framework.

22. The development shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

GROUND:

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

23. Details to be submitted pursuant to condition 1 for layout for each phase shall include the provision of electric vehicle charging points to be provided within the development. 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.

GROUND:

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

24. Prior to the commencement of works hereby permitted, and during the construction period for all phases, the ecological mitigation as detailed within the Ecological Appraisal (Aspect Ecology; November 2023) shall be implemented as detailed. If works on any phase have not commenced within 2 years of works commencing a review and, if necessary, update of the ecological mitigation shall be carried out and submitted to the Local Planning Authority for written approval. The updated plan shall be implemented as approved.

GROUND:

In the interests of preserving and enhancing biodiversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies QD02 and GI06 of the Thanet Local Plan and the National Planning Policy Framework.

25. Details to be submitted pursuant to condition 1 for each phase shall include the submission of a habitat establishment and management plan for that phase. The plan shall include the following:
- a. Map showing the area to be managed
 - b. Overview of habitat creation works
 - c. Aims of the management plan
 - d. Detailed methodology to establish the habitat on site
 - e. Timetable for the on going management
 - f. Details of on going monitoring
 - g. Details of who will implement the habitat creation/management
 - h. Details of how it will be funded.

The habitat establishment and management plan shall be implemented as approved.

GROUND:

In the interests of preserving and enhancing biodiversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies QD02 and GI06 of the Thanet Local Plan and the National Planning Policy Framework.

26. Prior to the first occupation of any building within any phase, a "lighting scheme" for that phase shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall show how and where external lighting will be installed in accordance with 'Guidance Note 8 Bats and Artificial Lighting' (Bat Conservation Trust and Institute of Lighting Professionals).

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.

27. Existing trees and hedgerows as identified on plan numbered 11908 TPP 01 Rev A for retention within the development site 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.

28. Details to be submitted in pursuant of condition 1 above for landscaping for each phase shall 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 site,

shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to 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.

29. The details to be submitted through the first reserved matters submission for landscaping in pursuant of condition 1 above shall include full details of the 'open space' as annotated on the Land Use Parameter Plan. The details shall include:
- a. Identify the location and extent of the main areas of formal and informal open space to be provided;

- b. Detail how the relevant areas of public open space are to be laid out, paved, planted or equipped;
- c. Provide details of the pedestrian/cycle paths through the space;
- d. Provide details of the ecological enhancements to be provided within the space;
- e. Provide details of how the open space will be managed long-term.

The 'open space' shall be laid out and implemented in accordance with the approved details and shall be permanently retained thereafter and used for and made available for public amenity purposes only.

GROUND:

In the interests of the visual amenities of the area, the living conditions of future occupiers, pedestrian and cycle movement, and biodiversity net gain, in accordance with Policies QD02, GI04 and SP30 of the Thanet Local Plan and guidance within the National Planning Policy Framework.

- 30. Details to be submitted in pursuant of condition 1 above for layout and landscaping shall include the provision of tree planting within a minimum depth landscape strip of 3.5m adjacent to New Haine Road across the whole site.

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, and paragraph 131 of the NPPF.

- 31. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND:

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

- 32. 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 G104 of the Thanet Local Plan.

33. 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.

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

GROUND:

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

35. The commercial units falling within Use Class E(g), the medical centre falling within Use Class E(e), and the nursery falling within Use Class E(f), hereby approved shall be used for these uses only, and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND:

To secure the proper development of the area for employment generating and community uses, in accordance with Thanet Local Plan Policies SP05, SP09, SP40 and E01.

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

Following the conclusion of this item, Councillor Albon informed the Committee that he had no intension of reserving item 3B: Land North of 137-159 Clements Road, Ramsgate and left the Council Chamber whilst the remaining items were determined, including item 3A: Jackey Bakers Recreation Ground, Highfield Road, Ramsgate which he declared an interest in.

- (a) **A01 F/TH/24/0444 - Jackey Bakers Recreation Ground, Highfield Road, Ramsgate**

PROPOSAL: Erection of temporary changing facilities comprising of 8no. interlinked cabins.

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

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

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

GROUND:

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

2. The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered 24.2040.PL001, 24.2040.PL002, 24.2040.PL003 and 24.2040.PL004.

GROUND:

To secure the proper development of the area.

3. This permission shall expire on 30th June 2028, and unless on or before that date application is made for an extension of the period of permission and such application is approved:
 - a. the building shall be removed from the application site,
 - b. the use of the land shall be discontinued, and
 - c. there shall be carried out any work necessary to reinstate the application site to its condition prior to the implementation of this temporary permission.

GROUND:

In order that the Local Planning Authority may retain control over the development where a permanent permission may give rise to conditions detrimental to the amenities of the locality contrary to the NPPF.

4. Prior to the erection of outdoor light on the portacabins, an outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.

GROUND:

In the interests of minimising light pollution, in accordance with Thanet Local Plan Policy SE08.

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

- (b) **A02 F/TH/24/0543 - Land North of 137-159 Clements Road, Ramsgate**

PROPOSAL: Erection of 2No single storey storage units.

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

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 0102 Rev P02 and 0120 Rev P02 received 21 May 2024.

GROUND:

To secure the proper development of the area.

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

Meeting concluded: 7:53pm

THANET DISTRICT COUNCIL

PLANNING COMMITTEE

17th JULY 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:8th July 2024

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF PLACE

PART A

TO: THE PLANNING COMMITTEE

DATE: 17 July 2024

Application Number	Address and Details	Recommendation
A01 F/TH/23/1559	<p>Preston Caravan Site Preston Road RAMSGATE Kent CT12 5AR</p> <p>Change of use of land to form an extension of existing caravan park to accommodate 110 caravans and associated parking, bin stores, hardscaping and landscaping</p> <p>Ward: Thanet Villages</p>	Approve
A02 F/TH/23/1599	<p>23 Seven Stones Drive BROADSTAIRS Kent CT10 1TW</p> <p>Erection of 1No two storey 4-bed detached dwelling together with associated access, parking, landscaping and 1 no. single storey outbuilding to rear boundary.</p> <p>Ward: Viking</p>	Approve
A03 F/TH/24/0583	<p>Land Between 44 And 46 Monkton Road Minster Kent CT12 4EB</p> <p>Variation of Condition 2 of approved planning permission F/TH/22/0131 "Erection of a detached, two storey three bedroom dwelling" to allow for the installation of four rooflights, amendments to fenestration and positioning of soil pipe (retrospective)</p> <p>Ward: Thanet Villages</p>	Approve
A04 FH/TH/23/1578	<p>99 Botany Road BROADSTAIRS Kent CT10 3SB</p>	Approve

Agenda Item 5

Annex 1

Erection of a single storey side and rear extensions together with alterations to roof from hipped to gable to facilitate loft conversion, erection of rear terrace at first floor level and alterations to fenestration

Ward: Kingsgate

A05 A/TH/24/0448

**Visitor Information Point Victoria
Parade BROADSTAIRS Kent CT10
1DU**

Approve

Erection and display of 2No. feather flags

Ward: Viking

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF PLACE

PART B

TO: THE PLANNING COMMITTEE

DATE: 17 July 2024

Application Number	Address and Details	Recommendation
D06 F/TH/24/0260	St Laurence In Thanet Junior Academy Newington Road RAMSGATE Kent CT11 0QX Extension and alteration to car park. Ward: Newington	Defer & Delegate
D07 F/TH/23/1689	Land East Of Haine Road RAMSGATE Kent Erection of 30No 3-bed and 10No 4-bed dwellings with associated landscaping and parking, and access onto Manston Road Ward: Newington	Defer & Delegate

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A01 **F/TH/23/1559**

PROPOSAL: Change of use of land to form an extension of existing caravan park to accommodate 110 caravans and associated parking, bin stores, hardscaping and landscaping

LOCATION: Preston Caravan Site Preston Road RAMSGATE Kent CT12 5AR

WARD: Thanet Villages

AGENT: Mr Andrew Evans

APPLICANT: Mr Godden

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 permitted shall be carried out in accordance with the following approved plans drawing nos: 23.1768.PL003 Revision C (received 01/03/24), 23.1768.PL004 Revision A, 23.1768.PL005 Revision A, 23.1768.PL006, 23.1768.PL007 Revision A (received 15/02/24), 23.1768.PL011 (received 15/02/24) and Figure 06 Rev C.

GROUND

To secure the proper development of the area.

3 The caravan holiday homes (static and touring) shall be occupied for holiday purposes only. No caravan (static or touring) shall be occupied as a person's sole or main place of residence.

GROUND

To safeguard against permanent residential use of the units to ensure the continued availability of holiday accommodation in the area, in accordance with Thanet Local Plan E08.

4 The operators of the caravan park shall maintain an up-to date register of the names of all owners/ occupiers of individual caravan holiday homes (static and touring) on the site, and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

GROUND

To safeguard against permanent residential use of the units to ensure the continued availability of holiday accommodation in the area, in accordance with Thanet Local Plan policy E01.

5 The area shown on the approved plan 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 each phase of the development hereby permitted.

GROUND

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

6 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.

7 Prior to the first occupation of each phase of the development hereby permitted details the cycle parking as shown on the approved plans shall be provided and thereafter retained.

GROUND

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

8 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage

GROUND

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

9 Prior to the first use of each phase of the development hereby approved, the Electric vehicle charging points (EVCP) as shown on the approved plans shall be provided. The EVCP shall be maintained and kept in good working order thereafter as specified by the manufacturer.

GROUND

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

10 No development shall take place on each phase 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.

11 Prior to commencement of each phase of works (including site clearance), a construction ecological management plan (CEMP - biodiversity) will be submitted to and approved in writing by the Local Planning Authority. The CEMP - biodiversity will be based on the recommendations in section 11 of the Native Ecology (November 2023) Preliminary Ecological Appraisal report and include the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Use of protective fences, exclusion barriers and warning signs.
- Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction (may be provided as a set of species or habitat-specific method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Details of any necessary protected species licences and reference to any other relevant documents e.g., Arboricultural Method Statement;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, and;

The approved CEMP - biodiversity will be adhered to and implemented throughout the construction period in accordance with the approved details.

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

12 Prior to commencement of each phase of works (including site clearance), an Ecological Design Strategy (EDS) will be submitted to, and approved in writing by, the Local Planning Authority. The EDS shall demonstrate (can be qualitatively following judgement by

a suitably qualified ecologist) how the development will produce a biodiversity net gain. The EDS shall include the following:

- Purpose and conservation objectives for the proposed works;
- Review of site potential and constraints;
- Detailed design(s) and/or working method(s) to achieve stated objectives;
- Extent and location/area of proposed works on appropriate scale maps and plans;
- Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- Persons responsible for implementing the works;
- Details of initial aftercare and long-term maintenance (including management prescriptions for achieving aims and objectives, and a work schedule capable of being rolled forwards); and
- Details for monitoring and remedial measures.

The EDS shall be implemented in accordance with the approved details and all features shall be retained thereafter.

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

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.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken 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 the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

SITE, LOCATION AND DESCRIPTION

The application relates to land adjacent to the existing caravan site at Preston Park. The site comprises some 4.25 hectares of existing agricultural land immediately to the north east of the existing caravan park and to the east of Preston Road; although not immediately abutting it. The extension is to accommodate up to 110 caravans, and associated parking provision.

The site would extend some 170 metres to the north parallel to, although not next to, Preston Road from the existing boundary of the site, and extend back to the public footpaths to the north and east before coming diagonally across to link in with what is currently the rear beyond of the caravan park. An area of agricultural land is situated to the west, which extends up to Preston Road, beyond which are a solar park, dwellings and a cattery.

The site is located at the edge of Manston Village at the boundary between the existing caravan park and agricultural land. Although the area is not heavily residential in nature, there are a significant number of properties located on the southern side of Spratling Street and eastern side of Preston Road.

RELEVANT PLANNING HISTORY

F/TH/16/0448 - Use of land as a caravan park without compliance with condition (ii) of TH/86/1085 Condition 1 of F/TH/93/0788 condition 2 of F/TH/02/0233 and condition 2 of F/TH/03/0976 to allow year round occupation. Granted 02/05/2016

F/TH/04/1495 - Variation of condition 11 of TH/02/0233 to allow up to 191 caravans to be parked on site. Granted 08/08/2005

F/TH/03/0976 Variation of planning consent reference F/TH/02/0233 to allow opening from 1st March one year until 17th January the next. Granted 22/10/2003

F/TH/02/0233 - Extension of existing caravan park (2.66 Hectares) Refuse 02/10/2002. Allowed on appeal

PROPOSED DEVELOPMENT

Full planning consent is sought for the change of use of land to form an extension of the existing caravan park to accommodate 110 caravans and associated parking, bin stores, hardscaping and landscaping.

There will be 1 car parking space adjacent to each caravan. At the new access point into the extension area there is a bin storage area, visitor parking - 12 spaces and space for commercial parking - 10 spaces. In addition around the site there are additional areas of visitor parking giving a total of 21 spaces and 27 of these will have Electric vehicle charging points. Each caravan will contain a storage area for bicycles which will be secure, covered on the plot.

Additional soft landscaping screens and landscape buffer (wildflower meadow -0.87 acres) are also proposed as part of the scheme. It is indicated that the currently proposed development is proposed to be undertaken in a series of five phases, according to the demand generated for the units and implemented over the course of a number of years, but the screen planting to the entire site will be carried out prior to the occupation of the first phase.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

- SP04 - Economic Growth
- SP24 - Development in the Countryside
- SP26 - Landscape Character Areas
- SP27 - Green Infrastructure
- SP29 - Strategic Access Management and Monitoring Plan (SAMM)
- SP30 - Biodiversity and Geodiversity Assets
- SP43 - Safe and Sustainable Travel
- SP44 - Accessible locations
- E05 - Sequential and Impact Test
- E08 - Self Catering Tourist Accommodation
- E16 - Best and Most Versatile Agricultural Land

QD02 - General Design Principles
QD03 - Living Conditions
SE03 - Land affected by Contamination
SE04 - Groundwater Protection Zone
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking
CC01 - Fluvial and Tidal Flooding
CC02 - Surface Water Management
SE06 - Noise Pollution

NOTIFICATIONS

Letters were sent to adjoining occupiers, a site notice posted close to the site and the application publicised in a local newspaper.

Four representations were received. The concerns can be summarised as follows:

- Extra traffic and parking
- Traffic congestion
- Spratling Street is a narrow road
- More residents in the village
- Increased pollution
- Increased noise
- Development on farmland will bring Manston closer to Westwood
- Loss of agricultural land
- Overbearing and loss of outlook
- Impact on rural character
- Impact upon ecology
- Residents live here for ten months and go on holiday for two months

Manston Parish Council: 'Members of Manston PC wish to object to this application based on the grounds below and have requested this application be called into committee.

1. Overdevelopment and Density:

The proposed development of 110 caravans appears excessive and could lead to overdevelopment, negatively impacting the character and quality of the surrounding area. The density of caravans may create an overcrowded and aesthetically displeasing environment.

2. Traffic and Parking Concerns:

The increase in caravans will likely result in a surge in vehicular traffic, potentially causing congestion and safety hazards. The associated parking provision may not adequately address the demand, exacerbating on-street parking issues and compromising road safety.

3. Environmental Impact:

The scale of the development poses risks to the local environment. The increased demand for water, waste disposal, and other services may strain existing infrastructure, leading to environmental degradation and compromising the sustainability of the area.

4. Loss of Green Space and Landscaping:

The proposed hardscaping and landscaping could result in the loss of valuable green space. Preserving such areas is crucial for maintaining biodiversity, providing recreational spaces, and enhancing the overall visual appeal of the locality.

5. Impact on Local Amenity:

The size and nature of the development may have adverse effects on the amenity of nearby residents. Noise, light pollution, and the sheer volume of occupants may compromise the peaceful enjoyment of their properties.

6. Community Infrastructure:

It is essential to assess whether the local infrastructure, such as schools, healthcare facilities, and public services, can adequately support the increased population resulting from the proposed development."

CONSULTATIONS

Environment Agency: Due to the scale, nature and setting of this proposal and the supporting information submitted, we have assessed this proposal as low risk. We therefore do not have any specific comments to add.

Southern Water: This Planning Application is located within the Source Protection Zone 2 of our Manston 2 groundwater abstraction. Southern Water do not object to this planning application on the condition that hydrocarbon pollution prevention is included in the Surface Water drainage design, prior to run-off entering soakaway features that will infiltrate to ground. Southern Water will require review of this revised drainage design and/or drainage strategy.

The attached plan shows that the proposed development will lie over an existing public water trunk main, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the water trunk main, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

- The 450 mm water trunk main requires a clearance of 6 metres on either side of the water trunk main to protect it from construction works and to allow for future access for maintenance.
- No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water trunk main without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public water trunk main.
- All existing infrastructure should be protected during the course of construction works.

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting.

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 sewer to be made by the applicant or developer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance.

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

KCC Highways: The application is supported by a Transport Statement by Velocity Transport Planning.

The proposal seeks to provide 110 static caravans, to the north east of the existing primary site with the existing access arrangements remaining via Preston Road. It is noted that the caravans are proposed as holiday lets, and not for residential purposes.

Informal parking takes place along Preston Road, between the site access and the village centre. Spratling Street is a two way highway, which narrows considerably at the eastern end towards Haine Road.

Traffic surveys were undertaken at the following junctions:

Existing site access

B2050 / Manston Road / Spitfire Way

B2050 / High Street / Preston Road

Spratling Road / Preston Road

All caravans are proposed to accommodate 2 and 3 bedrooms. As such it has been agreed that parking should be proposed in line with residential parking standards for a 'rural' location, whereby 2 parking spaces are required per caravan. One hard standing space is proposed per plot, with an additional space available in a tandem arrangement on a grassed area. 48 visitor parking spaces are proposed, 12 of which offset the loss of spaces as a result of the access.

The remaining 28 spaces equates to 13% additional parking, which is considered acceptable. 10 commercial parking spaces are proposed on site. Tracking has been provided for a large car and a 4.6 light van which is acceptable.

Trip Generation

Observed traffic movements for the existing caravan site have been assessed as a first principles approach, which is considered acceptable. This would see an additional 24 two way trips in the AM peak and 27 two way trips in the PM peak period.

It has been agreed that due to the holiday let nature of the proposal, a majority of the users would be travelling from locations outside of Kent. It is noted that changeovers take place on Saturday, or Friday/Sunday for a long weekend stay.

The proposal would see a 21.1% and 51.1% impact in the AM and PM peak periods. The TA states that this increase is attributed to the current low observed flows. The nature of Spratling Road has been raised as a concern due to rat running. The majority of visitors are likely to be accessing strategic highway network, whereby it is considered that the increased traffic numbers using Spratling Road is likely to have a severe impact on the highway network.

In line with the above I 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 vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.

Provision of measures to prevent the discharge of surface water onto the highway.

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

Submission of a Construction Management Plan before the commencement of any development on site to include the following:

- (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

Informatives:

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.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies

to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken 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 the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website.

KCC Ecological Advice Service:

"We have reviewed the information submitted by the applicant and advise that sufficient ecological information has been provided.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. Enhancement refers to providing net benefits for biodiversity over and above requirements for avoidance, mitigation and compensation. As such, if planning permission is granted, we advise the conditions below are included.

Thanet District Council will need to carry out an Appropriate Assessment due to the increase in holiday accommodation within the zone of influence of a Special Protection Area. Thanet District Council will also need to consult with Natural England prior to determination and take its advice into account when determining the application.

Thanet Coast and Sandwich Bay Special Protection Area (SPA) and Wetland of International Importance under the Ramsar Convention (Ramsar Site)

The development includes proposals for new holiday accommodation within the zone of influence (7.2km) of the Thanet Coast and Sandwich Bay Special Protection Area (SPA) and Wetland of International Importance under the Ramsar Convention (Ramsar Site). This type of development can cause additional recreational disturbance, and likely significant effects on birds using the SPA and Ramsar sites.

Thanet District Council must consider the impact the proposal will have on these designated sites in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the National Planning Policy Framework (NPPF) 2023.

The Conservation of Habitats and Species Regulations 2017 Regulation 63 (3) also indicates that for SACs and Special Protection Areas (SPAs): "The competent authority must

for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies." The local planning authority (the competent authority) must therefore consult with and take into consideration Natural England's advice in determining the application. The local planning authority also needs to be confident that proposals will not adversely affect these sites in line with the NPPF 2023.

The responsibility for carrying out a Habitat Regulations Assessment (HRA) Screening and Appropriate Assessment lies with the Competent Authority, Thanet District Council.

The Strategic Access Management and Monitoring Plan (SAMMP) in respect of the Thanet section of the Thanet Coast and Sandwich Bay SPA is only for new housing development. Any new development of one home or more within Thanet District will be required to pay a tariff.

Other development which is not included as a housing allocation in the SAMMP may have an effect, alone, or in combination, on the protected sites, but is not covered by the tariff payments. Such development can include, but is not restricted to, the following:

- oA housing development of sufficient scale to generate additional significant effects, alone or in combination;
- oA development of sufficient proximity to the protected site to generate additional significant effects, alone or in combination;
- oIncreases in holiday accommodation close to the coast;
- oExtension of the period of residency at caravan parks close to the coast;
- oConversion of business use to residential in proximity to the coast;
- oConversion of business or residential, or beach huts, to holiday accommodation

Thanet District Council will need to ensure that proposals for new dwellings fully adhere to the agreed approach within the Strategic Access Management and Monitoring Plan (SAMMP) to mitigate for additional recreational impacts on the designated sites and to ensure that adequate means are in place to secure the mitigation before first occupation.

For development, such as those above, that are not covered by the tariff payments, Thanet District Council will be required to consider such applications (and in others which it considers may also have a likely significant effects on protected sites), and require assessment and mitigation as appropriate.

A decision from the Court of Justice of the European Union has detailed that mitigation measures cannot be considered when carrying out a screening assessment to decide whether a full 'Appropriate Assessment' is needed under the Habitats Directive. We advise that there is a need for an Appropriate Assessment to be carried out as part of this application.

General Ecological Mitigation

We suggest that the below wording is included as a condition for a Construction Ecological Management Plan (CEMP - biodiversity) if planning permission is granted. This will mitigate for impacts to biodiversity and help ensure compliance with relevant legislation.

We advise that the below suggested wording does not cover all aspects usually covered within a Construction Environmental Management Plan (CEMP) (such as pollution control, noise, lighting etc. during construction). Therefore, this wording should either form part of any larger CEMP / Construction Management Plan (CMP) condition required or should form a separate stand-alone condition for a Biodiversity Method Statement.

Suggested Condition Wording:

Prior to commencement of works (including site clearance), a construction ecological management plan (CEMP - biodiversity) will be submitted to and approved in writing by the local planning authority. The CEMP - biodiversity will be based on the recommendations in section 11 of the Native Ecology (November 2023) Preliminary Ecological Appraisal report and include the following:

- oRisk assessment of potentially damaging construction activities;
- oIdentification of 'biodiversity protection zones';
- oUse of protective fences, exclusion barriers and warning signs.
- oPractical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction (may be provided as a set of species or habitat-specific method statements);
- oThe location and timing of sensitive works to avoid harm to biodiversity features;
- oThe times during construction when specialist ecologists need to be present on site to oversee works;
- oDetails of any necessary protected species licences and reference to any other relevant documents e.g., Arboricultural Method Statement;
- oTimetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- oResponsible persons and lines of communication;
- oThe role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, and;

The approved CEMP - biodiversity will be adhered to and implemented throughout the construction period in accordance with the approved details.

General Ecological Enhancement

To ensure that a biodiversity net gain can be achieved for the development in line with the NPPF 2023, we recommend that the below condition is included if planning permission is granted.

Suggested Condition Wording:

Prior to commencement of works (including site clearance), an Ecological Design Strategy (EDS) will be submitted to, and approved in writing by, the local planning authority. The EDS shall demonstrate (can be qualitatively following judgement by a suitably qualified ecologist) how the development will produce a biodiversity net gain. The EDS shall include the following:

- oPurpose and conservation objectives for the proposed works;
- oReview of site potential and constraints;
- oDetailed design(s) and/or working method(s) to achieve stated objectives;
- oExtent and location/area of proposed works on appropriate scale maps and plans;

- oType and source of materials to be used where appropriate, e.g. native species of local provenance;
- oTimetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- oPersons responsible for implementing the works;
- oDetails of initial aftercare and long-term maintenance (including management prescriptions for achieving aims and objectives, and a work schedule capable of being rolled forwards); and
- oDetails for monitoring and remedial measures.

The EDS shall be implemented in accordance with the approved details and all features shall be retained thereafter.”

KCC Economic Development: No requirement for us to assess the application for developer contributions.

TDC Environmental Health: *Final comment* - Following the submission of the air quality screening assessment, which has considered baseline air quality conditions, cumulative impacts and site classification criteria, EH are satisfied that the proposed development would have no significant impacts.

An emissions mitigation assessment has calculated damage costs at £12,359, over a 5-years; and incorporated additional EVC into the development. Plans showing the layout of the EVC have been submitted.

A total of 27 EV chargers has provided adequate mitigation.

Initial comment "Air Quality - The scale of the application triggers an air quality and emissions mitigation assessment.

An air quality assessment shall be undertaken in accordance with Thanet District Council's Air Quality Technical Planning Guidance 2016 and EPUK / Institute of Air Quality Management Planning for Air Quality Guidance 2017. Any assessment shall also include PM2.5 and cumulative impacts of any permitted major development. The Emissions Mitigation Assessment shall include a damage cost assessment that uses the DEFRA emissions factor toolkit and shall include details of mitigation to be included in the development which will reduce the emissions from the development during construction and when in operation in accordance with IAQM Guidance on the Assessment of dust from demolition and construction 2023. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Prior to occupation, an air quality Emissions Statement that provides details of how the air quality damage costs, as calculated within the Emission Mitigation Assessment are to be used to achieve air quality improvements through the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; lighting control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Condition: Electric Vehicle Charge Points

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 1 active charging point per 10 parking spaces. achieving no less than 10%. The electric vehicle charging points shall be provided prior to the opening of the commercial unit and thereafter maintained."

TDC Waste : No objections.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Bambridge due to concerns that the development would represent over-development and the impacts of the proposal on highway, the environment, landscaping and infrastructure.

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

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

The application site lies outside the village confines and is, therefore, in countryside and also within a landscape character area - Manston Chalk Plateau.

The site is within flood zone 1 (the lowest risk of flooding).

The site lies within the countryside where development is generally restricted. However, both the NPPF and Local Plan acknowledge the importance of supporting the rural economy and the importance of tourism.

The NPPF states, at paragraph 88, that: ' Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship..'

It adds at paragraph 89: "Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist."

Local Plan Policy SP24 generally restricts development in the countryside unless it is for the growth of an existing rural business or rural tourism and leisure development, amongst the five criteria.

Policy E08 is broadly supportive of development, diversification, upgrade or improvement of self catering accommodation provided that:

- '1) it is sustainably located;
- 2) it is of a form, scale and design appropriate to its surroundings;
- 3) in relation to a caravan and camping park, that it does not cause unacceptable impact on the local road network or highway safety, and wherever possible is well related to the primary and secondary road network; and
- 4) if it is located in a rural area, that it respects the character of the local countryside and is sensitive to its defining characteristics;
- 5) Sufficient mitigation should be provided to prevent any material increase in recreational pressure on designated nature conservation sites.'

In relation to the above: The proposed extension is an extension of the existing Caravan Park known as Preston Caravan Park to provide up to an additional 110 caravans on site.

The supporting information submitted with the application details that the proposed extension will be managed in the same manner as the existing park from the same established site office and served via the existing access onto Preston Road and internal service roads. In terms of justification for the extension it is detailed that caravans have increased in size over the years, over 30 pitches have previously been lost. As such it is necessary to replace these pitches and also to address the direction of continued future demand for larger units, which will result in the further loss of smaller pitches in the longer term. The supporting information confirms that the proposed caravan units will be little

different to those existing on site, apart from being larger than the older units, and newer. It is added that the existing and proposed holiday units are an extremely popular form of accommodation, as they provide for affordable, family holidays, all year round, especially given the nature and extent of insulation and facilities the modern units provide. In addition, the pandemic has highlighted the need to be able to satisfy demand arising from those wishing to holiday away from cities and urban settlements, particularly to coastal locations, but still within reasonable proximity to services and amenities. It is highlighted that visitors to the site could offer support for the village facilities - public house and shop and that the expansion will generate full and part time jobs relating to construction during the implementation stages.

Officers consider that clearly the proposal supports tourism and the rural economy with the benefit of being at low risk of flooding.

It is important to note however, that all units will be required to fall within the definition of a caravan and therefore, in planning terms, there is a status quo. That is to say the existing site has permission for 155 caravans regardless of whether they are single or twin units or 'lodges' as long as they fall within the definition of a caravan. It is true however that site licence requirements may not allow for that number (e.g. distance between caravans may prevent that number of larger units.)

Notwithstanding this, more spacious units do not necessarily mean more people (although it is acknowledged that they could), they do however provide a variety of choices which improves the tourism offer.

The site lies outside the urban confines, within the open countryside. It is generally accepted that caravan parks, in the main, require a countryside location. The proposed development would represent an expansion to an existing caravan park and Thanet Local Plan Policy SP24 states that development on non-allocated sites in the countryside will be permitted for the growth and expansion of an existing rural business and for rural tourism and leisure development. All development proposals to which this policy applies should be of a form, scale and size which is compatible with, and respects the character of, the local area and the surrounding countryside and its defining characteristics. Any environmental impact should be avoided or appropriately mitigated.

In summary, whilst it is considered that the scheme would bring benefits to tourism and the rural economy due to the size of the expansion and its location within countryside and a landscape character area it has the potential to create harm to the landscape character area.

Impact upon countryside and landscape character

Policy SP24 makes it clear that one of the main issues with developments such as these are their impact on visual amenity and the intrinsic character and beauty of the countryside.

This application was accompanied by an LVIA (Landscape and Visual Impact Assessment.)

The assessment details Thanet District Local Landscape Character Area Assessment (LLCAA) (2017) defines the area as part of the Manston Chalk Plateau. See Figure 3. Arable

and horticultural uses are noted, with the former airport and runway detracting features in the landscape. This is interspersed with the villages of Woodchurch and Manston. Tree belts allow other less characteristics land uses to assimilate into the landscape. The urbanising influence of Newington is noted, as is Kent International Airport and the Spitfire and Hurricane Museum nearby. Some distant views are available in this Character Area.

The site is on currently arable land of low biodiversity value and with little structural diversity; there are no hedgerows or other features within the area proposed for development. The site is adjacent to arable fields on two sides, with the village of Manston to the South along Spratling Street, with Preston Park and Preston Road lying to the West. There is currently a prominent tree belt along the eastern boundary of Preston Park, which is noticeable in most views, and is a common landscape element as noted in the LLCA Manston Chalk Plateau description.

The wider landscape area reflects the characteristics described in the LLCA for Thanet District (Manston Chalk Plateau).

The key landscape elements for the site and its context are the arable field and tree belts. The site and its context does not have long range views.

It concludes this is a landscape of Medium Sensitivity overall, and has some capacity to accommodate appropriate sustainable development.

A total of 7 Viewpoints were assessed in relation to visual impact with the overall conclusion being moderate to low sensitivity. This means the proposed development would cause a limited deterioration to the view. Once the proposed screen planting within the site matures the significance of the visual effect of the development would improve on these two visual viewpoints. The most sensitive visibility would affect receptors using Footpath 25 travelling east from Preston Road.

Structural landscape planting will be provided around the entire site, linking to the existing hedge to the south within the existing caravan site. This will include woodland group planting at north west corner of the site, tapering of the northern boundary to conserve open views from footpath, substantial planting between edge of footpath and northern boundary including hedging, wildflower meadow, flowering native trees, rustic style fencing at edge of footpath with rest of boundary planted with trees and hedging together with internal planting to screen bin store and new commercial parking area.

Officers consider that the existing Caravan Park is well maintained and there is no reason to consider the extension would not be kept to the same high standard. The site layout submitted has a low density which enables landscaping between caravans as well as on the outer boundaries. In terms of the proposed planting the species, densities, heights will need to be considered to ensure that they are appropriate for the site and its wider setting in terms of landscape impact.

With regard to the proposed layouts, screening and landscaping is proposed. If permission was forthcoming the landscape screening would be implemented from the commencement of the first phase so that when later phases are implemented the landscape screening would

have had a period of time to establish. An illustrative section has been produced to show planting in years 1-2, year 6 and year 15. Part of the extended site would be screened by the existing caravan park in other views. Long views from the New Haine Road would be gained but given their distance to the site and the intervening structure/vegetation the impact would be reduced. The short views of the proposed extension would be gained from the public footpath to the north of the extension and from the east from Spratling Street. In regard to views from the footpath this has soft landscaping along parts of the footpath that limit views to some degree to the site, longer views looking to the west would be seen against over vegetation, solar farm and the caravan park. Whilst I do accept that there would be a degree of change the change is not considered harmful in landscape terms..

In regard to the view from Preston Street the field boundary to the road and where the caravan park extension is proposed has limited screening currently, as such there would be views of the proposed extension to the park. This would be from road users whether that be by vehicle or foot (although there is no footpath at this point). At present the view from Spratling Street you would experience views of the field, telegraph poles, and distant built form, in addition the existing caravan park is also seen where there is limited screening as well as the screening provided to other parts. The proposal would bring about change to this view, limiting long views across the field and housing only allowing for a shorter view with a created landscape buffer. It is accepted that this would be a clear change however it would be seen as a continuation of the existing landscaping associated with the caravan park.

In terms of views from Spratling Street the caravans will be situated a considerable distance (approximately 185m) from the highway and their visual impact will therefore be significantly lessened. The proposal, if permitted, would represent a continuation of a new belt of trees, as such I consider the impact to be acceptable.

The resulting layout reduces any visual connection between the countryside, so no ridgelines would be visible. The site would be viewed within the context of the built form of the caravan park and not as part of the setting of the countryside given the proposed perimeter planting that is to be provided within the first phase to ensure that it becomes established for the implementation of later phases. Given the proposed mitigation and the benefits to allow the expansion of an existing rural business the visual impact is considered acceptable. It is considered that the submitted LVIA is robust and that the development would have a negligible visual impact subject to safeguarding conditions.

Agricultural Land

The NPPF policy 180 states that decisions should protect soils, in a manner commensurate with their statutory status or identified quality.

Local Plan policy E16 of the Local Plan relates to best and most versatile agricultural land and states "Except on sites allocated for development by virtue of other policies in this Plan, planning permission will not be granted for significant development which would result in the irreversible loss of best and most versatile agricultural land unless it can be clearly demonstrated that: 1) the benefits of the proposed development outweigh the harm resulting from the loss of agricultural land, 2) there are no otherwise suitable sites of poorer agricultural quality that can accommodate the development, and 3) the development will not

result in the remainder of the agricultural holding becoming not viable or lead to likely accumulated and significant losses of high quality agricultural land."

The application is supported by an Agricultural Quality Assessment. This identifies most of the land as freely draining soils, giving Grade 2 quality agricultural land (slightly limited by droughtiness). A small area in the north-west has soils with impeded drainage, giving Subgrade 3a quality land due to wetness/workability limitation. In terms of percentage of the application site 98% is Grade 2 and the remaining 2% is 3a.

It is acknowledged that there would be clear benefits of providing additional tourist accommodation. The agricultural land being lost is not the highest quality; Grade 1. It is also appreciated that there is no other way for this local business to expand or be competitive with other sites in terms of size/quality of unit without some encroachment onto adjoining agricultural land. The applicants have demonstrated that whilst the land would be classed as best and most versatile that this is not Grade 1 agricultural land, whilst the Regional Agricultural Land Classification Maps can be used these only give a broad brush identification of land classification, not site specific. Having regard to these there is only excellent and good land within the area, however this would not allow for the expansion of this business potentially forcing it to create a further site with new infrastructure required and other impacts which may be greater - landscape character, flooding, highways.

It is not considered that the proposal would make the remaining land difficult to cultivate, as having regard to aerial photography it is clear that few fields in the surrounding area in agricultural use are a regular shape, some having curved edges or sections taken out for development over the years but still appear to be managed for farming.

On balance, the loss of agricultural land in this instance is considered to be outweighed by the benefits of economic growth of an existing business with the provision of good quality holiday accommodation as well as environmental benefits through the provision of wild meadow and native tree planting.

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 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 extension to the site would result in a material increase in the operational capacity of the site, however the site would still be a distance of some 130m from the nearest dwelling (Garden Cottage) and it is, therefore, considered that the development would not result in any material neighbour amenity issues from the physical presence of the caravans. In terms of noise issues from the park, whilst there would be an increase in caravans and therefore potentially residents, the park would effectively be enclosed by soft landscaping which will provide some attenuation. Given this together with the distance of separation, would in my view, not create noise that would be unacceptable in a residential/rural location where there is already noise from residences, road traffic noise and farm machinery.

The extension area is suitably separated from any existing non-associated residential development, to conclude there would be negligible impact over and above existing caravans, many of which are currently located closer to these dwellings.

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.

Highways

Paragraph 87 of the NPPF details that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In addition as cited above paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas; the development and diversification of land-based rural businesses; and sustainable rural tourism and leisure developments which respect the character of the countryside.

Policy SP37 of the Local Plan states that new development must take account of the need to respond to climate change: 1) by minimising vulnerability and providing resilience to the impacts of climate change through the use of up to date technologies, efficient design and appropriate siting and positioning of buildings; 2) mitigating against climate change by reducing emissions and energy demands through the use of up to date technologies; 3) realise and make best use of available opportunities to reduce the impact of climate change on biodiversity and the natural environment by providing space for habitats and species to move through the landscape and for the operation of natural processes, particularly at the coast. 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. Whilst policy SP44 states development generating a significant number of trips will be expected to be located

where a range of services are or will be conveniently accessible on foot, by cycle or public Transport.

Under Policy QD01, all developments are required to: 1) Achieve a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes (subject to HE05 where applicable), 2) Make the best use of solar energy passive heating and cooling, natural light, natural ventilation and landscaping, 3) 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 and Improve people's quality of life by creating safe and accessible environments, and promoting public safety and security by designing out crime. 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, whilst Policy TP03 states new development will be expected to consider the need for the safety of cyclists and incorporate facilities for cyclists into the design of new and improved roads, junction improvements and traffic management proposals.

The application is supported by a Transport Statement (TS) by Velocity Transport Planning. Traffic surveys were undertaken at the following junctions:

Existing site access

B2050 / Manston Road / Spitfire Way

B2050 / High Street / Preston Road

Spratling Road / Preston Road

The TS concludes that:

The proposed development is in accordance with relevant National, Regional and Local Policy and Guidance;

A review of the existing highway conditions has identified that no pre-existing highways safety concerns are present, and the proposed development would not exacerbate these existing conditions.

Given its rural setting, the proposed development site is in an accessible location, with relatively good levels of accessibility to the local public transport network, and walking and cycle network; and

The highways impact analysis has identified that the trip generation associated with the proposed development will not have a detrimental impact on the operation and safety of the existing highway network.

KCC considered that as all caravans are proposed to accommodate 2 and 3 bedrooms, parking should be proposed in line with residential parking standards for a 'rural' location, whereby 2 parking spaces are required per caravan. One hard standing space is proposed per plot, with an additional space available in a tandem arrangement on a grassed area. 48 visitor parking spaces are proposed, 12 of which offset the loss of spaces as a result of the access. The remaining 28 spaces equates to 13% additional parking and 10 commercial parking spaces are proposed on site. KCC has agreed that due to the holiday let nature of the proposal, a majority of the users would be travelling from locations outside of Kent. The proposal would see a 21.1% and 51.1% impact in the AM and PM peak periods. The TA

states that this increase is attributed to the current low observed flows. KCC have confirmed that they have no objection subject to conditions relating to provision and permanent retention of the vehicle parking spaces, provision of measures to prevent the discharge of surface water onto the highway, provision and permanent retention of the cycle parking facilities and submission of a Construction Management Plan.

Officers have reviewed the submitted information and consultee response and note that the existing access is utilised off Preston Road and that parking for the scheme is shown to be in accordance with KCC parking standards. Whilst the site access itself with the wider road network can provide suitable and safe access and parking provision is in accordance with parking standards, the site is not in a sustainable location in terms of transport with the chance of using other modes of transport than the private car slim and certainly not prioritised as required by paragraph 116 of the NPPF, however given that this is an existing business that would be expanded that is located within a rural area it is not considered that a refusal could be sustained.

It is considered that the correct junctions have been chosen for highway modelling. It is appreciated that the number of trips to and from the site will increase with the number of additional units this is unlikely to be at the same day and time, rather this will vary throughout the week and times will also vary dependant on travel distances/times, if people are coming straight to the site or visiting a place of interest enroute first.

In terms of proposed conditions outlined above I consider that this is necessary to ensure the site has sufficient parking for users and thus not increasing parking on street and also providing provision of cycle stores, which most tourists who stay on these camping sites generally bring bikes too. The construction management plan is also considered appropriate given the rural nature of the road network in the immediate roads adjoining the site and to avoid any unnecessary conflicts with other road users.

Overall the proposal is considered acceptable in terms of the impact upon the highway network, traffic generation and parking and, as such, is considered acceptable subject to condition.

Ecology and biodiversity

Paragraph 180d) of the NPPF requires planning decisions to minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

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.

A Preliminary Ecological Appraisal (PEA) and Winter Bird Report were submitted in support of the application. The findings of the PEA can be summarised that it recommends that a shadow Appropriate Assessment is undertaken, informed by wintering bird surveys, to determine whether the development could potentially result in the loss of functionally linked habitat for golden plover. Mitigation without the requirement for further survey work, so recommended for foraging and commuting bats, birds, hedgehogs and badgers. The Winter Bird Report details that eight winter bird survey visits were conducted between 11th November 2023 and 6th February 2024. Survey visits comprised four day time and four night time walkovers. A total of 24 bird species were recorded during the day time winter bird survey visits, of these 18 species were actually making use of the Application Site. A total of eight bird species were recorded during the night time winter bird survey visits, of which five species were actually making use of the Application Site. A desk study returned no records within the areas surveyed of bird species associated with the Thanet Coast and Sandwich Bay Ramsar and SPA and the Sandwich Bay to Hacklinge Marshes SSSI. No bird species associated with the Thanet Coast and Sandwich Bay Ramsar site, SPA and the Sandwich Bay to Hacklinge Marshes SSSI were recorded within any of the areas surveyed during the four day time and four night time survey visits. Four red status and six amber status species were recorded within the application site. However, the number of recorded bird species and peak winter counts indicate that the application site is likely to be of ecological importance at a Local Level for wintering bird species.

KCC Ecological Advice service does not raise any objection in relation to the application and suggests conditions in relation to a Construction Ecological Management Plan, a general ecological enhancement condition.

It is recognised that the site itself has limited value given its agricultural use, however, it is still appropriate to secure enhancements which can be secured by condition in line with policy SP30.

Officers would confirm that the Statutory Biodiversity Net Gain (BNG) did not come into force until after this application was received and therefore this application is not subject to statutory BNG of 10%. Policy SP30 does require development to make a positive contribution where appropriate. Given the site's size and rural location this site is considered to be a site where officers would expect this. The submitted plans show additional tree planting to the perimeter in a width band of 10m as well as a wildflower meadow and landscaping in and around the caravans positioned within the site. Details of the tree planting, species, heights, planting plans and again for the wildflower meadow can be secured by condition.

The site as farmland currently has a low ecological value (the site is actively farmed and not fallow, although there may be some ecological value to the field edges). Some enhancements are required by policy SP30 and it is considered that the offer proposed would represent a positive to the ecological value of the land and wider area that it would be connected to, as such officers consider this to be acceptable.

Flooding and Drainage

The site is in flood zone 1 (lowest risk of flooding) and the site lies within the Groundwater Source Protection Zone. To accord with Thanet Local Plan Policy SE04, proposals in this area will only be permitted if there is no risk of contamination to groundwater sources or if a risk is identified then adequate mitigation measures can be implemented. Thanet Local Plan Policy CC02 relates to Surface Water Management and outlines that new development is required to manage surface water resulting from the development using sustainable drainage systems (SuDs) wherever possible and proposals for SuDs at sites within the Groundwater Source Protection Zone must demonstrate that the methods used will not cause detriment to the quality of the groundwater.

The supporting documentation submitted with the application states that the development for surface water disposal will be to infiltrate within the site and utilise the connections to the foul drainage. Foul drainage will be designed in accordance with the requirements of the Building Regulations. Approval will be required from Southern Water for S106 approval to connect to the public foul drainage system. Adequate drainage provision is also a requirement of the Caravan Site Licence.

The Environment Agency (EA) and Southern Water have reviewed the application. The EA raise no objection and Southern Water do not object to this planning application on the condition that hydrocarbon pollution prevention is included in the Surface Water drainage design, prior to run-off entering soakaway features that will infiltrate to ground. Southern Water will require review of this revised drainage design and/or drainage strategy.

The application is supported by a Flood Risk Assessment which concludes that the risk of surface water flooding is assessed as a very low risk of surface water flooding. The risk of flooding from all other sources is assessed as low. Mitigation measures are proposed to reduce flood risk to a negligible and acceptable level. This would be achieved through design. The proposed static holiday caravans would have a minimum floor level at +600mm above external levels, which is considered suitable given the low risk of flooding.

Large areas of the site are not covered in hardstanding for caravans to stand on, or access roads around the site, this would effectively allow for natural infiltration of surface water. Given the increase in hard surfacing which is relatively limited the increase in flood risk to adjacent sites is not considered significant.

Southern Water has confirmed they have no objection subject to a review of the drainage design/strategy that should include hydrocarbon pollution prevention, prior to run-off entering soakaway features that will infiltrate to ground. They will require review of this revised drainage design and/or drainage strategy as such this is recommended as a condition.

Given the low risk of flooding to the site (flood zone 1) the proposed mitigation of raising the floor level is considered acceptable and accords with Thanet Local Plan Policies CC02 and SE04 and advice contained within the NPPF.

Air Quality

The UK Air Quality Strategy Regulations 2010 is the method for implementation of the air quality limit values in the UK and provides a framework for improving air quality and protecting human health from the effects of pollution. There is also a requirement, under the Environment Act (1995), for local authorities to periodically review and assess air quality with their area of jurisdiction under the system of Local Air Quality Management (LAQM). This review and assessment of air quality involves assessing present and likely future air quality against the air quality objectives. Thanet Local Plan Policy SP37 states that all new development must take account of the need to respond to climate change.

Policy SE05 of the Thanet Local Plan relates to Air Quality and outlines that new development must ensure that users are not significantly adversely affected by the air quality and include mitigation measures where appropriate. All developments which either individually or cumulatively are likely to have a detrimental impact on air quality, will be required to submit an Air Quality and/or Emissions Mitigation Assessment. The Air Quality Assessment should address the cumulative effect of further emissions whilst the Emissions Mitigation Assessment should address any proposed mitigation measures. Such assessments should calculate a damage cost for the proposed development. Guidance states that damage costs are a simple way to value changes in air pollution and estimate the cost to society of a change in emissions of different pollutants. Damage costs are provided by pollutant, source and location.

The application is supported by an Air Quality Assessment (AQA). The assessment concluded that during the operational phase, the proposed development would have no significant impact on, nor would be significantly impacted by, local air quality, including when considering potential cumulative effects. The AQA details that proposed development is considered to include an appropriate level of air quality mitigation, as it includes significant green infrastructure and goes beyond the standard requirements for electric vehicle charge points.

The Environmental Health Officer has reviewed the information and considers that the development would have no significant impacts; Electric Vehicle Charging Points to be provided within the site area for the development to be acceptable and a calculated damage costs at £12,359, over a 5-years.

The submitted Air Quality Assessment is considered to be comprehensive and meet the requirement for the assessment. It is accepted that the development will be likely to lead to more trips to and from the site by the additional clients coming and going from the site, most journeys will be by car and therefore this will generate emissions and affect air quality. There would be limited dust creation given the nature of the works required to facilitate the use. The use of EV charging points is welcomed as part of the development and additional tree planting will offset any harm as well as benefits in terms of climate control and considered acceptable in accordance with Policies SP37 and SE05 of the Thanet Local Plan and advice contained within the NPPF.

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.

This application includes a Unilateral Undertaking which provides the required financial contribution (£8,888) for the 110 holiday units to mitigate the additional recreational pressure on the SPA area. This was calculated by the number of caravans (110) x 1 bed unit SAMM amount for Thanet (£202) x winter occupancy rate (0.4), which is the formula used for other caravan parks across the district. Therefore the proposal accords with Policy SP29 and an appropriate assessment has been carried out for the application.

Other matters

Thanet District Council would not wish for any of the Caravan Parks in Thanet to be used as full time residential accommodation. A condition will be placed on the consent to ensure that the static caravans are used as holiday homes and not sole residences; which would accord with the restrictions placed on the existing Holiday Park to ensure the retention of the approved tourist accommodation. Compliance visits are made to caravan parks to ensure that these conditions are complied with and it is therefore considered that the living conditions secured are in accordance with the tourism objectives of the Thanet Local Plan.

Refuse bins located at the entrance to the proposed development will be taken to the main site access by site management to be collected at the same time as the bins associated with the existing caravan site. This is considered acceptable and raises no objection from the Waste Manager.

Conclusion

It is acknowledged that there will be landscape harm through the development by way of the creation of an extension to an existing caravan park, which would be mitigated with a manmade landscape buffer.

Planning Balance:

Achieving sustainable development is the overarching aim of the NPPF and Paragraph 8 of the NPPF expands on the basis for achieving this which is balancing economic, social and environmental objectives.

Taking each aspect in turn:

An economic objective: the development would provide up to 110 caravans for tourism which in turn would provide visitors who in turn would help to sustain key community facilities. This weighs in favour of the planning balance.

A social objective: the development would provide up to 100 caravans for tourism that range in size. In addition it would provide cultural exchange between guests and hosts and could preserve local festivals and events by attracting tourists. This weighs in favour of the planning balance.

An environmental objective: the site has limited ecological value as farmland and the provision of additional perimeter planting and wildflower meadow and landscaping within the site weighs in favour in the planning balance.

The application seeks the extension to an existing, long-established, holiday caravan park and increases the number of caravans by up to 110 units for holiday use. It will allow a spacious layout of the extended site.

There will be an incursion into the countryside adjacent to the existing site to accommodate this development, but Members will be aware that there are positive policies in the Development Plan that allow the provision and extension of tourism uses in the District, subject to their individual impacts.

In this particular case, the application has shown, through the submission of detailed reports and evidence, that there would be very limited landscape / visual impacts, neighbour or highway safety impacts, that protected sites / species and drainage issues could be suitably mitigated, and that the risks associated with flooding are low.

It is, therefore, considered that on balance the benefits of the proposal development outweigh the harm caused and the development should be approved subject to safeguarding conditions.

Case Officer

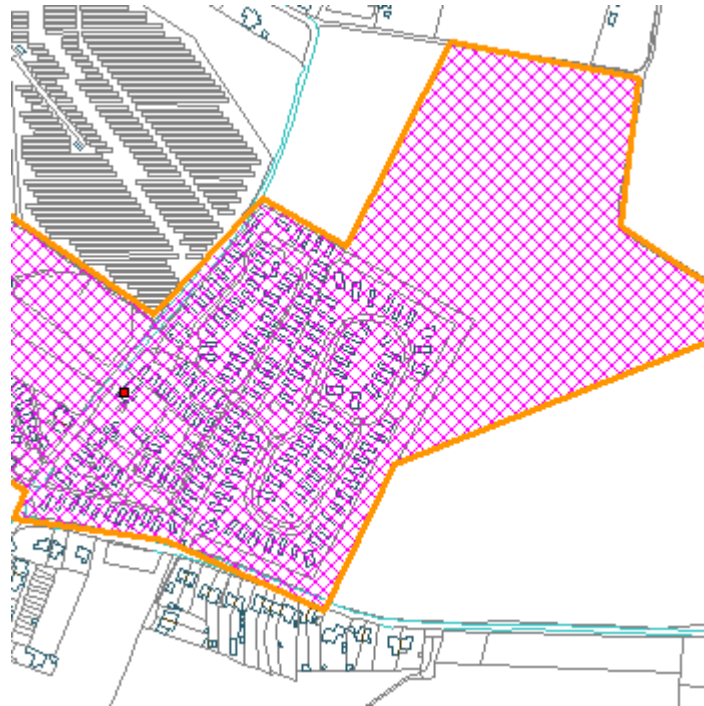
Gillian Daws

TITLE:

F/TH/23/1559

Project

Preston Caravan Site Preston Road RAMSGATE Kent CT12 5AR



A02 **F/TH/23/1599**

PROPOSAL: Erection of 1No two storey 4-bed detached dwelling together with associated access, parking, landscaping and 1 no. single storey outbuilding to rear boundary.

LOCATION: 23 Seven Stones Drive BROADSTAIRS Kent CT10 1TW

WARD: Viking

AGENT: Hume Planning Consultancy Ltd

APPLICANT: Mr Niku Banaie

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 documentation entitled 'Preliminary Ecological Appraisal' received on 5th December 2023, and the submitted revised plans nos. 000, 0201, 1200, 1201, 1202, 1203, 1204, 2200, 2201, 2202, 2203, 2204, 3000, 3001 and 3002 received on 1st May 2024

GROUND;

To secure the proper development of the area.

3 The area shown on the approved plan numbered 0201b received on 1st May 2024 for vehicle parking, 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

4 Prior to the occupation of the development hereby permitted, secure cycle parking facilities for 4no. bikes shall be provided within the site and thereafter maintained.

GROUND

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

5 Prior to the construction of the external surfaces of the development hereby approved; 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 plans numbered 1204, 2200, 2201, 2202, 2203, 2204 received on 1st May 2024, 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

6 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.

7 Prior to the installation of the windows and doors hereby approved, design details including colour and texture shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

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

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

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted,

- o the treatment proposed for all hard surfaced areas beyond the limits of the highway,

- o walls, fences, other means of enclosure proposed,

- o ecological enhancements to be provided within the site including native landscapes;

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.

9 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

10 No development shall take place until a precautionary bird and hedgehog mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy must provide the following information

- a) Site plan showing the areas of suitable bird and hedgehog habitat to be removed and retained within the development site
- b) Methodology to clear the vegetation
- c) Time of year to carry out the works
- d) Details of how the retained habitat will be managed.

All works must be carried out in accordance with the approved mitigation strategy.

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.

11 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.

12 The windows to be provided in the southern elevation of the development hereby approved shall be provided and maintained with a cill height of not less than 2.3 metres above the finished internal floor level at ground floor level and not less than 2m above the finished internal floor level at first floor level.

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.

13 The flat grass roof area of the single storey development projecting from the rear of the two storey development shall not be used as a roof terrace, without the prior permission in writing of the Local Planning Authority.

GROUND

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

14 Prior to the first use of the roof terrace area on the front elevation hereby permitted, privacy screening of a minimum height of 2m shall be installed along the southern and northern edges for a distance of 2.4m, as shown on the approved plans numbered 2200 and 2201 received on 1st May 2024, and thereafter maintained.

GROUND

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

15 Prior to the installation of the brown metal gates to the front boundary hereby approved, manufacturers details including how they operate and their overall design and finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

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

16 Prior to the first occupation of the development hereby permitted, boundary fencing measuring 2m in height from ground level, as shown on the approved plan numbered 0201 received on 1st May 2024, shall be installed along the southern and northern boundaries of the site, and thereafter maintained.

GROUND

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

INFORMATIVES

Information on how to appeal this planning decision or condition is available online at <https://www.gov.uk/appeal-planning-decision>

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.

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

SITE, LOCATION AND DESCRIPTION

No. 23 Seven Stones Drive is a two storey detached dwelling located within a sloping cul-de-sac comprising large detached properties with a variety of scale and architectural styles. It has a large area of amenity space to the front with a driveway leading up to an attached garage, and a substantial area of private amenity space at the rear which runs in a downward slope, whose rear boundary finishes on South Cliff Parade. The proposed development seeks to use a large part of the private rear amenity space, for the proposed development whilst still allowing for the donor site to retain a large area of private amenity space for the host dwelling.

The rear of the amenity space is located within the South Cliff Parade Area of High Townscape Value identified in the Broadstairs and St Peter's Neighbourhood Development Plan.

PROPOSED DEVELOPMENT

The proposed development is for the erection of 1 no. two storey 4-bedroom detached dwelling, together with associated access, parking (including a basement level garage) and landscaping within part of the rear amenity space belonging to No. 23 Seven Stones Drive, which will be directly accessed from, and face over, South Cliff Parade. A single storey outbuilding is proposed on the new rear boundary of the site.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP01 - Spatial Strategy - Housing
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP35 - Quality Development
SP37 - Climate Change
SP43 - Safe and Sustainable Travel
H01 - Housing Development
GI04- Amenity Green Space and Equipped Play Areas
QD01 - Sustainable Design
QD02 - General design Principles
QD03 - Living Conditions
QD04 - Technical Standards
CC02 - Surface Water Management
CC03 - Coastal Development
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

Broadstairs and St Peter's Neighbourhood Plan:

BSP 7 Areas of High Townscape Value
BSP9 Design in Broadstairs and St Peters

PLANNING HISTORY

FH/TH/22/0555 Granted 06.07.2022

Erection of a front porch following demolition of existing, erection of a single storey rear extension with terrace to the rear, together with conversion of garage to habitable accommodation and alterations to fenestration.

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site. No. 6 objections have been received including additional comments to original objections.

The objections raised the following points:

- Overlooking from green roof - restrict access to maintenance only
- Loss of Privacy
- Over development of the site
- Out of character
- Not in keeping with existing building line
- Front boundary wall and gates too high
- Disproportionate compared to plot size

- Too tall
- Loss of collective mature green space to rear of properties
- Separation between buildings is a criteria for High Townscape value and this does not meet it.
- Negative impact on the openness of this area of High Townscape value.
- 2.4m gap between the main property and the northern boundary through which vehicles could pass into the rear garden area and park in the design which does not safeguard the residential living conditions of adjoining residents
- Why have an inclined access to a green roof if it is not going to be used in such a way ?
- Regarding the proposed 2 metre high fence boundary surrounding the new building. Why is this required as the current fence of number 26, and the walls of 25, & 24 serve as boundary markers. There is also the question of access to these should repair become necessary if the proposed fencing is placed against current boundary markers.
- The planning application should appear under South Cliff Parade, as the current development of 23 Seven Stones Drive with boundary indicated is a separate property unless, of course, both will be known as Seven Stones Drive.
- Concern over potential excavations and use of spoils.
- Full understanding of the differing land height before permission is granted;
- Reduce floor height to reduce overall height of the building;
- Planning Condition added in relation to "as-built" land heights - including requirement for before & after survey prior to building approval
- Barrier with a gate across the top end needed to stop access to the grass roof, except for essential maintenance, as without this it would be extremely dangerous with the big drop down to ground level on either side.
- Concerns relating to trapped wildlife between the proposed and existing neighbouring boundary treatments.
- Other development caused widespread issues during construction - vehicles everywhere, vibrations, noise, cracking. Is there any way we can agree on a "no music" policy on site during this construction and an open, accurate communication from the developer informing us when major vibrations are happening?
- Cancel the roof terrace aspect of the annexe altogether. Remove access to the terrace from the house and garden. Remove the two windows that face from the annexe onto my property.

Broadstairs and St Peter's Town Council - No comment

CONSULTATIONS

Kent Highways: Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

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

Southern Water:

Initial comment: - Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Additional comments - The comments in our response dated 11 January 2024 remain unchanged and valid for the amended details.

KCC Biodiversity

Conditions for a precautionary approach to clearance / construction re: birds and hedgehog, enhancement plan to include native landscaping scheme, and a sensitive lighting plan are sufficient.

COMMENTS

This application is referred to the Planning Committee at the request of Cllr Bright for members to consider whether the size and scale of the development is inappropriate to the setting.

Principle

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

The NPPF states that housing applications should be considered in the context of the presumption of sustainable development. In determining whether housing on the site would

be acceptable, the need for housing in the district will therefore need to be balanced against other issues such as the impact upon the countryside, sustainability of the site, character and appearance of the proposed development and highway safety.

Policy SP01 of the Thanet Local Plan sets out the spatial strategy for the district and states that the primary focus for new housing development in Thanet is the urban area as identified on the Policies Map. Policy HO1 of the Thanet Local Plan states that residential development on non-allocated sites within the confines of the urban area can be granted where it meets the objectives of other relevant Local Plan policies.

The application proposes to erect a 1 No two storey 4-bed detached dwelling together with associated access, parking and landscaping within the rear amenity space of No. 23 Seven Stones Drive, which is located within the urban confines of Broadstairs and, therefore, accords with these two policies.

Policy QD02 of the Thanet Local Plan permits residential development on garden land where not judged harmful to the local area in terms of the character and residential amenity, the intrinsic value of the site as an open space is not considered worthy of retention, and where the proposal will not conflict with any other requirements of other design policies and Policy HO1.

The proposed development is, therefore, considered to be acceptable in principle, subject to the assessment of all other material planning considerations, including the character and appearance of the area and residential amenity.

Character and Appearance

Paragraph 130 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 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 SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design.. Policy QD02 is a general design policy and sets out 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. 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.

Broadstairs and St Peters Neighbourhood plan policy BSP7 sets out that the primary planning objective within areas of high townscape value is the conservation and / or enhancement of the special local character. Policy BSP9 requires development should enhance and conserve local distinctiveness by demonstrating high quality design which both respects and responds to the distinctive character of Broadstairs & St Peter's.

The proposed development is for the erection of 1 no. two storey 4-bedroom detached dwelling, together with associated access, parking (including a basement level garage) and

landscaping, as well as 1 no. single storey outbuilding within part of the rear amenity space belonging to No. 23 Seven Stones Drive, which will be directly accessed from, and face over, South Cliff Parade.

The property has been designed acknowledging the sloping nature of the application site, with the proposed dwelling consisting of a two storey structure with basement level garage, and staggered front elevation, set back from the front boundary by 13.11m to the deepest part of the front projection and 17.54m to the shallowest part.

Whilst the proposed development has a total depth of 41.8m approximately, this comprises three main elements.

The first of which is the single storey front projection, below which is the basement level garage and above is the proposed roof terrace. This has a total depth of 5.85m and width of 5.35m.

The second element is the single storey flat roof rear projection, which houses the dining, kitchen and swimming pool areas with grass roof above, and also has a maximum width of 5.35m and a total depth of 29.84m approximately.

The third and final element is the two storey section of the proposed dwelling which forms a t-shape, which has a maximum depth of 11.57m closest to the southern boundary, and a reduced depth to the north of only 6.5m. It has a proposed width of 12.36m approximately at ground floor level and a slightly larger width at first floor level, as it projects to the north by a further 1.25m beyond the ground floor immediately below.

Although the dwellings along South Cliff Parade vary in age, scale and height, there is evidence of modern design within the streetscene, with both Nos. 8 and 6 South Cliff Parade, to the north, having strong linear forms, staggered levels and large openings to the front, and use of similar palettes and materials mixing light cladding / renders, glazing and flint.

An essential part of the character of the area is derived from the open spaces to the front of the sites, which is reinforced by Policy BSP7 of the Neighbourhood plan. Whilst wide gaps between the residential units are common to the middle and northern sections of South Cliff Parade, apart from the gap forming the application site, the detached dwellings on either side have much smaller distances between their shared boundaries, and therefore wide gaps and spaces are not considered to be a typical feature at this end of the road. Furthermore, all benefit from uninterrupted sea views across the highway and public green space located directly opposite.

By virtue of its location, the proposed dwelling will be visible from public viewpoints along the highway and well-used public walkway on the clifftop directly opposite. Nevertheless, it is clear from the submitted plans that the proposed two storey dwelling with staggered first floor, balconies and roof terrace to the front elevation, have been thoughtfully designed to remain in keeping with the wider streetscene, where a number of these features are present.

Whilst the eaves level of the proposed dwelling is higher than the neighbouring properties on either side, the ridge itself slopes downwards from east to west, being almost level with the main ridge of No. 10 to the south and lower than No. 9 to the north, to create a clever transition in height between the two neighbouring sites and not appearing overly prominent on the site. Taking this together with the fact that the two storey element of the proposed dwelling sits in line with the shallowest part the front elevation belonging to No. 9, and the proposed single storey front projection sits in line with the garage belonging to No. 10, it sits comfortably within the building line along this end of South Cliff Parade. Whilst the proposed development will appear 3-storey when directly viewed from the front due to the excavated driveway, this will appear similar to the dwelling approved at 1 Seven Stones Drive, which is again a modern flat roof part 2-storey, part 3-storey development. From longer views the development will appear similar in scale to the adjacent 2-storey development. The scale and height of the proposed development is therefore considered to be acceptable.

The use of a white stone cladding, and powder coated aluminium framed windows / doors creates a similar strong horizontal appearance to that seen at Nos. 8 and 6 South Cliff Parade, whilst also referencing No. 8 and the front boundary walls belonging to the application site at No. 10 with the addition of flint, which to add interest and prevent the dwelling from appearing too stark. The front elevations are further softened with the addition of a timber entrance door and brown metal gates which blend in with the varied brickwork, use of timber and the brown roof tiles found on Nos. 9 and 10 South Cliff Parade set on either side of the application site.

Given that the neighbouring roofscapes, properties and front boundary walls vary in scale and height, and the dwelling will be set back from the front and sides, reducing to single storey at the rear, the proposed development is not considered to appear unduly out of proportion or overly bulky or dominant on the site, taking into account the specific characteristics of the Area of high townscape value.

Taking this altogether, the design and site layout is considered to both promote local distinctiveness and reflect local character and the identity of South Cliff Parade and Seven Stones Drive, blending in well and not appearing overly prominent or out of keeping.

Off street parking, hard standing driveways, small areas of lawn and varying heights of front boundary walls are a common feature along this section of South Cliff Parade, and as such, the introduction of a driveway which leads to a basement level garage and area of hard standing for parking, is not considered to be an unusual feature. Given that a flint boundary wall will be built up to 2.3m in height (which is only 0.68m higher than the existing front boundary wall) with the addition of brown metal gates, which is a similar height to No. 8's front boundary, much of the lowest part of the hard standing will be screened from public view, and as an area of retained lawn up will remain visible, it is not considered that the parking, excavation and front elevation would be out of character with the surrounding streetscene.

The single storey rear extension is unlikely to be visible from a public viewpoint, so there are no visual concerns regarding this element.

A single storey flat roof outbuilding is proposed to be set along the rear boundary, but as this will be set back from the front boundary by 58m, single storey in height and constructed with flint. It is proposed to blend in with the new flint boundary wall and any views will be limited. It is therefore not considered to create any harm to the character and appearance of the wider area.

The proposal therefore complies with Policies SP35 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

Paragraph 119 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 130 f) details planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy QD03 of the Local Plan deals specifically with living conditions. This policy states that all new development should:

- 1) Be compatible with neighbouring buildings and spaces and not lead to 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 property has been designed with the sloping nature of the application site,, with the host dwelling forming a two storey structure with basement level garage, and staggered front elevation, set back from the front boundary by 13.11m from the deepest part of the front projection and 17.54m from the shallowest part.

Whilst the proposed development has a total depth of 41.8m approximately, this comprises of three main elements, as described above.

Due to the varying ground levels of the site and those ground levels in the adjacent neighbouring properties, the two storey structure has been given a monopitch roof which will have a total height of 9m above the ground level belonging to No. 10 South Cliff Parade to the south and 7.83m above the ground level belonging to No. 9 South Cliff Parade to the north. Taking this together with the fact that the proposed dwelling has been sensitively located in line with the building line of the neighbouring properties, so that the single storey front projection is in line with the garage belonging to No. 10, and the two storey element does not project out any further than the front elevation of No. 9, the proposal is not

considered to create any sense of enclosure, overshadowing or loss of light to the front elevations of the neighbouring properties.

In terms of any harm to the rear of the adjacent properties, the northern end of the proposed first floor level will only project 0.32m beyond the two storey element of the existing rear elevation of No. 9, and there is a total separation distance of 1.60m to their blank side elevation. Whilst on the southern end of the proposed dwelling, although it has a deeper projection, the two storey part of the development angles away from No. 10 with a separation distance to the blank side elevation of their main dwelling (not the garage) of between 8.62m and 12.54m. From evaluation of the submitted plans and a site visit, it is clear that the proposed single storey rear elevation is also unlikely to create any neighbouring harm, with amended plans showing that whilst the single storey rear projection will protrude some distance, it will maintain a gap of approximately 0.80m from the proposed 2m high side boundary treatment. For no.10, the single storey rear projection is located beyond their garage and shed, so they will have limited views of the extension, and it will not affect their light/outlook due to the distance from habitable room windows.

For the properties in Seven Stones Drive the proposed rear extension will be visible to no.26 Seven Stones Drive, with the extension projecting above the proposed 2m high fence by 1.22m to the east, which reduces to 0.81m to the west. For no.25 the extension is unlikely to be visible at their ground level. There is a distance of 12m approximately between the rear elevation of no. 26 and their rear boundary, and therefore at this distance, along with the modest height increase above the boundary fence, the impact upon light and outlook to no.26 is considered to be acceptable.

Objections have been received regarding overlooking and loss of privacy from the proposed development. Similarly objections were received with regard to views from the roof terraces on the single storey front projection and from the grass roof to the rear.

With regards to the overlooking and loss of privacy from the proposed windows and openings in the development, submitted plans show that all windows within the northern elevation will be narrow, high level windows which will be set at 2.30m above finished floor level at ground floor level, and between 2m and 2.7m above finished floor level at first floor level. As the height actually exceeds the 1.7m height required for these types of high level windows, and are at such a height that they will form light sources only, they are not considered to create any harmful overlooking or loss of privacy.

In terms of the introduction of the first floor bedroom window to the rear (west), and the ground floor window on the northern elevation of the single storey front projection, they have been fitted with external stone clad louvres. Whilst all other windows at ground floor level will look out towards the sea, or towards the middle of the garden and together with landscaping which slopes upwards and the introduction of the 2m fence proposed along the common boundaries, any views will be suitably screened, and are therefore also not considered to create any overlooking or loss of privacy.

In terms of overlooking from the proposed grass roof on the single storey rear projection towards the rear elevations and into the private amenity spaces of neighbouring properties,, plans show this will be accessible for maintenance purposes only. This will be conditioned

with no usage as a roof terrace, and as such it is not considered to create any neighbouring harm.

In terms of overlooking from the proposed roof terrace above the ground floor front projection, revised plans have now included 2m high privacy screening on either side of the balustrading for a distance of 2.54m to restrict backward views towards No. 9 and 10 South Cliff Parade. Whilst some views will be possible from the end of the balustrading on the sides of the roof terrace, given there will be a distance of 12.15m to the front elevation of No. 9 and a distance of 7.67m to the blank side elevation of No. 10, views will be limited to front amenity space, it is not considered to create any significant neighbouring harm.

By virtue of their setting on the front elevation, all other openings will look directly out over the front amenity space to the sea beyond and are not considered to create any neighbouring harm.

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 130 National Planning Policy Framework.

Single storey outbuilding:

1 no. single storey outbuilding (annotated as annexe) is proposed for the rear of the site, set against the new 2.99m high flint boundary wall, that will formally separate the private amenity space belonging to the host dwelling No. 23 Seven Stones Drive from the proposed dwelling.

It will project to the same height as the flint wall, and width of 4.2m and a depth of 5.82m and have 1no. opening formed of two sliding doors with a height of 2.37m on its southern elevation. As these will be largely screened by the proposed 2m fencing proposed along the boundaries to the south and north, with only 0.37m of the windows will be visible above it, and there is a total separation distance of 11.10m between it and the boundary shared with No. 24 Seven Stones Drive, and approximately 16.9m to the rear of their conservatory, and a separation distance of approximately 27m to the rear extension belonging to No. 9 South Cliff Parade, it is not considered to create any harm to neighbouring amenity.

Future occupiers:

In terms of the living conditions of the future occupiers of the proposed dwelling/s, Policy QD03 requires new development to be of an appropriate size and layout with sufficient usable space to facilitate comfortable living conditions and meet the standards set out in Policy QD04. The internal space standards referred to in Policy QD04 are the National Described Space Standards (March 2015). Paragraph 130 of the National Planning Policy Framework requires development to provide a high standard of amenity for existing and future users. All windows serving primary habitable rooms are required to provide an acceptable level of outlook, natural light and ventilation for all primary habitable rooms. The scheme would comply with this requirement.

Doorstep playspace is required for all 2-bed units or more under Policies QD03 and GI04 of the Thanet Local Plan, along with refuse storage, clothes drying and cycle storage space. The proposed dwelling has an enclosed doorstep playspace. The private garden space appears proportionate to the size of the proposed dwelling and would be of a similar size to rear gardens at the neighbouring properties.

In summary it is considered that the proposed level of accommodation for future occupiers would be acceptable and policy compliant.

Highways

Paragraph 110 of the NPPF says that in assessing applications for development it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Local Plan Policies TP02 and TP03 concern walking and cycling. They require that new development will be expected to be designed to facilitate safe and convenient movement by pedestrians and the safety of cyclists and facilities for cyclists. Policy TP06 states that proposals for development will be expected to make satisfactory provision for the parking of vehicles, including disabled parking. Suitable levels of provision will be considered in relation to individual proposals taking account of the type of development, location, accessibility, availability of opportunities for public transport, likely accumulation of car parking, design considerations.

The proposed scheme would create a driveway and area of hardstanding to the front amenity space which would provide ample space for off street parking, including a basement level garage. Two gates will also be inserted within the front boundary. Given the property's size, cycle parking could be provided elsewhere within the associated amenity space.

Whilst it is not ideal that the wall will be increased in height from 1.66m approximately to 2.37m, given that the road surface is particularly wide and there are already many variations of wall height either side of driveways along South Cliff Parade, it can be expected that both vehicular users and pedestrians will be well used to seeing cars existing from properties along this road. Furthermore, the length and slope of the driveway may also allow the vehicular users with the property to see traffic approaching before they get to the end. It is therefore, on balance, not considered to create enough harm to warrant refusal. It must be noted however that details of the gates have not been provided, and as such will be conditioned.

Kent Highways do not consider the application meets the criteria to warrant their involvement.

The property is located in a highly sustainable location, within easy walking distance of local beaches, a local park, and public transport (with only 527m approximately to the No. 69 bus route at the end of South Cliff Parade which provides a regular service which takes approximately 5 minutes to Broadstairs and 7 minutes to Ramsgate). The site is also located opposite a shared cycle / pedestrian path, within easy walking distance to Broadstairs seafront and town centre.

As such, the proposed dwelling is not considered to have an adverse effect on highway safety or parking in the surrounding area and complies with policy TP02, TP03 and TP06.

Biodiversity

As the existing site is currently laid to lawn, and consists of different levels with bushes, pathways and an old pond, the applicant commissioned a Preliminary Ecological Appraisal which suggested that no protected species on site have been identified.

Taking this together with the fact that an SPA contribution is also being secured for this site, Kent Biodiversity have confirmed they are content for safeguarding conditions for a precautionary approach to clearance / construction relating to birds and hedgehogs, an enhancement plan to include native landscaping scheme, and a sensitive lighting plan to be added.

The proposal is therefore considered to be in accordance with Policy SP30 of the Thanet Local Plan.

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, and an appropriate assessment has been carried out.

This application includes a signed Unilateral Undertaking (UU) which provides the required financial contribution (£530) for a single four bedroom residential unit to mitigate the

additional recreational pressure on the SPA area, and is therefore in accordance with Policy SP29 of the Thanet Local Plan.

Other matters

The proposed excavation works for the erection of the dwelling are in excess of 40metres of the clifftop and therefore the provision of Policy CC03 do not apply.

Conclusion

The proposed dwelling is located within the urban confines within a residential garden that fronts onto South Cliff Parade. The design and scale of the proposed dwelling is considered to be in keeping with the street scene, and the surrounding pattern of development, and would not detract from the area of high townscape value.

The impact upon neighbouring occupiers is considered to be acceptable, subject to safeguarding conditions that restrict use of flat roofs, ensure privacy screens, and limit the size of side windows. There are considered no highway safety concerns subject to conditions on the proposed gates.

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

Case Officer

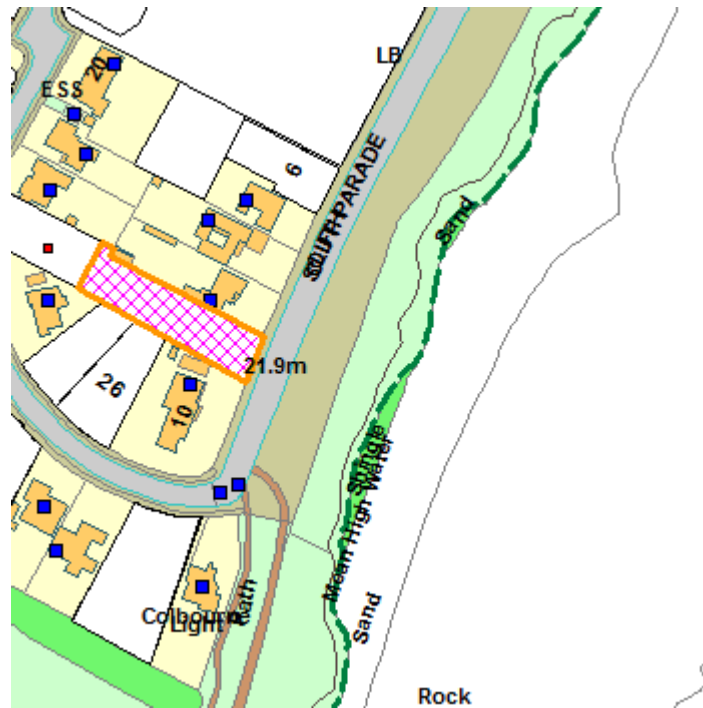
Tanya Carr

TITLE:

F/TH/23/1599

Project

23 Seven Stones Drive BROADSTAIRS Kent CT10 1TW



A03

F/TH/24/0583

PROPOSAL: Variation of Condition 2 of approved planning permission F/TH/22/0131 "Erection of a detached, two storey three bedroom dwelling" to allow for the installation of four rooflights, amendments to fenestration and positioning of soil pipe (retrospective)

LOCATION: Land Between 44 And 46 Monkton Road Minster Kent CT12 4EB

WARD: Thanet Villages

AGENT: Mr. John Elvidge

APPLICANT: Mr A White

RECOMMENDATION: Approve

Subject to the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered UDS-44A-PSP-01 Rev B, UDS-44A-FE-01 Rev A and UDS-44A-PE-01 Rev A.

GROUND

To secure the proper development of the area.

2 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 UDS-44A-PSP-01 Revision B should be completed and made operational.

GROUND

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

3 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

4 The area shown on the approved plan numbered UDS-44A-PSP-01 Revision 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

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

GROUND

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

6 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.

SITE, LOCATION AND DESCRIPTION

The site consists of a rectangular shaped parcel of land, elevated to Monkton Road and enclosed by a wall. Currently on site is a detached dwelling which has been built but not yet furnished or occupied.

The site shares boundaries with residential properties to either side and to the rear, the front boundary is onto Monkton Road and there are also dwellings opposite the site. The area is residential in character with a mix of 2-storey dwellings in the vicinity (detached, semi detached and terrace properties).

The site is not within a conservation area.

RELEVANT PLANNING HISTORY

F/TH/23/0497 Erection of a detached, pitched roof, timber outbuilding (retrospective application). Granted 24/05/2024

F/TH/22/0131 - Erection of a detached, two storey three bedroom dwelling. Granted 04/04/2023

PROPOSED DEVELOPMENT

The application seeks retrospective permission for a detached dwelling with changes to the external appearance to that previously consented; variation of condition 2 (approved plans). The changes are:

The installation of two rooflights within either side elevation.

The ground floor kitchen window in the front elevation has been widened from 0.65m to 1.1m To the side elevations, the approved drawings showed a panel of different material between ground and first floor window openings. No contrast panels are proposed/applied.

To the eastern side elevation, the full-height, ground floor glazing was previously shown to be divided into three, fixed panes. However, the right-hand pane has been installed as an opening, while the remaining two panels now comprise a single, fixed pane.

The position of the soil-vent pipe at roof level in the eastern elevation has been altered.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - Spatial Strategy - Housing
SP13 - Housing Provision
SP14 - General Housing Policy
SP26 - Landscape Character Areas - Wantsum North Slopes
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP35 - Quality Development
SP43 - Safe and Sustainable Travel
HO1- Housing Development
GI04 - Amenity Green Space and Equipped Play Areas
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted.

Four representations have been received in relation to the consultation, with some people commenting more than once. The concerns can be summarised as follows:

Overlooking from roof lights/windows
Roof lights should be fitted with obscure glazing
Question purpose of new door within the west elevation
Potential for noise from new windows/doors

Minster Parish Council: Further response - "Further to our previous response of No objection.

Minster Parish Council **OBJECTS** to this application and suggests to Thanet District Council (TDC) that a compromise for this new application would be for the western boundary of the new dwelling to comprise of a 1.6m fence (on the new dwelling side) from at least the front of the new dwelling's garage to the full extent of the rear garden, rather than a 1.2m fence. Such may mitigate some of the concerns of this neighbour. If TDC are minded to agree to this suggestion then our response would be No Objection."

Initial response - No objection

COMMENTS

The application is brought before members at the request of Cllr Smith on the basis of neighbour amenity concerns.

Background

A planning application was approved in April 2023 for the erection of a detached, two storey three bedroom dwelling (planning reference F/TH/22/0131). It is confirmed that officers have visited the site and the dwelling has been constructed but not yet occupied.

Principle

The principle of development for a two storey dwelling with associated access has already been accepted by the approval. This consent has been implemented within the prescribed times, and therefore only the changes sought are the variation of condition will be assessed. A variation of condition application has been submitted in respect of condition 2 of planning reference F/TH/22/0131.

Condition 2 states:

The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered UDA-44A-PSP-01 Rev B (received 19/04/22), UDS-44A-FE-01 and UDS-44A-PE-01.

GROUND

To secure the proper development of the area.

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 SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design. Policy QD02 is a general design policy and sets out 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. 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.

The application seeks retrospective permission for a detached dwelling with changes to the external appearance to that previously consented. The changes are:

- The installation of two rooflights within either side elevation.
- The ground floor kitchen window in the front elevation has been widened.
- To the side elevations, the approved drawings showed a panel of different material between ground and first floor window openings. No contrast panels are proposed/applied.
- To the eastern side elevation, the full-height, ground floor glazing was previously shown to be divided into three, fixed panes. However, the right-hand pane has been installed as an opening, while the remaining two panels now comprise a single, fixed pane.
- The position of the soil-vent pipe at roof level in the eastern elevation has been altered- previously the plans showed the pipe in two different locations

In the front elevation the only change is to the ground floor kitchen window; this has been widened to 1.1m; previously it was 0.65m. Whilst fronting the public highway the property is set back within the plot and has a garage in front of it. This garage obscures clear views of the window. Notwithstanding this the width of the window is comparable to the first floor bedroom window. This change, therefore, raises no concern in terms of visual impact on the character or appearance of the area.

In regard to the side elevations two roof lights have been added to both side elevations (east and west). With regard to the east elevation, this adjoins no. 44 Monkton Road and the roof lights in the west elevation adjoins no. 46 Monkton Road. The roof lights to either side that are nearer the front are visible when approaching from either side along Monkton Road, although not for a long distance due to existing dwellings obscuring views. The ones closer to the rear are not overtly visible. The rooflights in themselves are modest in size and do not over dominate the roof slope. I am therefore of the opinion that no visual harm would result.

In terms of the contrast panels, these were positioned on both side elevations between the ground and first floor windows. Given the dwelling's position, between dwellings this contrast would not have been clearly seen and its omission is not considered detrimental to the overall appearance of the dwelling as built.

Within the eastern side elevation, the full-height, ground floor glazing was previously shown to be divided into three, fixed panes. The variation seeks to regularise the right-hand pane has been installed as opening, while the remaining, two panels now comprise a single, fixed pane. Given its position within the side elevation, to the rear of no. 46 and at ground level no material harm would result to the dwelling's aesthetic or the wider area.

In the previously approved scheme the soil pipe location was shown in error in two different positions on the western elevation; drawing UDS-44A-FE-01 in the position shown on the current plans and drawing UDS-44A-PE-01 showing it further forward . Given the position on the side elevation and its modest height (0.5 metres , which has not changed from that previously approved) within the roof slope no visual harm will result from this clarification of position.

The impact on the character and appearance of the area is, therefore, considered to be acceptable, and in accordance with Policy QD02 of the Thanet Local Plan.

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 f) details planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy QD03 of the Local Plan deals specifically with living conditions. 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.

The widened kitchen window is within the ground floor of the front elevation. This faces part of the garage in the front garden and Monkton Road beyond. Given its location to the front facade it would not create any neighbour amenity issues.

In regard to the side elevations two roof lights have been added to both side elevations (east and west). With regard to the east elevation, adjoining no. 44 Monkton Road. The two roof lights serve a shower room/W.C. and a bedroom. The roof lights have a cill height of 1.8m above the floor level. Given this height no views are seen into the neighbouring property - only the roof and part of the brick work is seen. No material harm will therefore result to the residential amenities of adjoining occupiers.

The dimensions and position of the previously accepted ground floor side windows and now proposed window and door remain the same. These are at ground floor level and since the approval of the dwelling a boundary treatment has been approved. Whilst this is only 1.2m high, existing vegetation is present on the boundary with the majority being within the neighbours property at no. 46. This limits views into their garden, with the change in level between properties combined with the presence of the boundary fence and existing landscaping limiting any overlooking from the ground floor side window. I, therefore, consider that harmful overlooking would not result from the proposal. I do not consider that there would be additional noise emanating from the house via this change. This is a residential area and a certain degree of residential noise would be expected with people talking, children playing etc.

The removal of the side panels have no impact upon neighbour amenity.

The soil pipe location has been clarified by the submitted plans in terms of its structure given its position on the roof and modest size no impact will result to neighbour amenity. It is not considered that the soil pipe will create issues relating to odours given its position above the eaves; this is a normal location on residential buildings.

The development is, therefore, considered to be acceptable and meets the requirements of Thanet Local Plan QD03 and the NPPF.

Highway Safety & Parking

The number of parking spaces, number spaces remains the same as previously approved, so the impact upon highway safety and parking is considered to be acceptable.

Unilateral Undertaking

A financial contribution was secured through the previous application towards the SPA. No unilateral undertaking has been submitted with this application. The payment for the SPA has been received and confirmed under the previous application, and as such the contribution required to mitigate harm from the residential development on this site, upon the Special Protection Area, have been secured. The application, therefore, complies with Policy SP29 of the Thanet Local Plan and the Habitat Regulations.

Other matters

In regard to the third party representations it is considered that additional noise from an opening door on the side elevation will not result in unacceptable noise from the residential occupiers. The site is within a wholly residential area. Users of these properties would use their gardens and have windows and doors open particularly in the summer months when the weather is warm. The noise generated would be no different to other residential properties in the area.

In terms of all other matters, nothing has changed when compared to the previous application.

In terms of conditions, as the development has been substantially completed - conditions such as the time limit, agreement of materials and energy & water efficiency have not been included. Conditions that have been attached are those that require something to be maintained or prohibit something.

Conclusion

The principle of development has previously been agreed through the extant consent, which has been implemented. It is considered that the proposed variation of condition 2 to allow for external alterations including alterations to fenestration, removal of panels between ground and first floor windows and relocation of soil pipe would not result in a significant impact upon the character and appearance of the area, or adversely impact upon the living conditions of neighbouring occupiers or highway safety when compared to the previously approved scheme. The impact upon visual and neighbouring amenity is considered to be acceptable, and therefore it is recommended that Members approve the application.

Case Officer

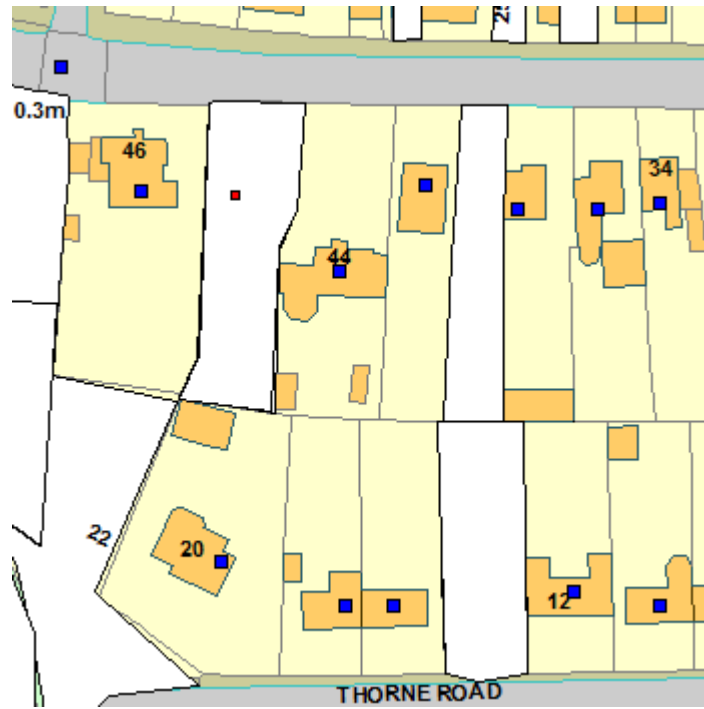
Gillian Daws

TITLE:

F/TH/24/0583

Project

Land Between 44 And 46 Monkton Road Minster Kent CT12 4EB



A04

FH/TH/23/1578

PROPOSAL: Erection of a single storey side and rear extensions together with alterations to roof from hipped to gable to facilitate loft conversion and alterations to fenestration.

LOCATION:

99 Botany Road BROADSTAIRS Kent CT10 3SB

WARD: Kingsgate

AGENT: Mr Ivan del Renzio

APPLICANT: Melissa Turner

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 drawing numbered 545/LOC-001.A received on 12th December 2023 and amended plans 545-A-PLN-200F and 545-A-PLN-201C received on 10th June 2024.

GROUND:

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the development hereby approved; a sample of the timber cladding 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 plan 545-A-PLN-200F received on 10th June 2014 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 existing 2m high boundary treatment along the southern / south western boundary of the approved inner courtyard shall be retained and thereafter maintained.

GROUND:

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

5 The flat roof area above the kitchen / dining area to the rear of the development, beyond the first floor rear balconette, shall not be used as a roof terrace, without the prior permission in writing of the Local Planning Authority.

GROUND:

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

6 The 1 no. high level rooflight on the south western roof plane and the 1 no. high level rooflight on the north eastern roof plane hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

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

INFORMATIVES

Please ensure that you check the above conditions when planning to implement the approved development. You must clear all pre-commencement conditions before development starts on site. Processing of conditions submissions can take up to 8 weeks and this must be factored into development timescales. The information on the submission process is available here:

<https://www.thanet.gov.uk/info-pages/planning-conditions/>

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.

Information on how to appeal this planning decision or condition is available online at <https://www.gov.uk/appeal-planning-decision>

SITE, LOCATION AND DESCRIPTION

The application site lies within the urban confines, in a residential area.

Botany Road is a long residential street in Kingsgate, Broadstairs mainly characterised by detached bungalows with front gardens and driveways.

PROPOSED DEVELOPMENT

Planning consent is sought for a roof extension to create a gable to the front and rear elevation (including a balconette), a side extension to replace the existing garage, a side/rear extension to the south, and a rear extension to the north, to replace the existing conservatory.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP35 - Quality Development
QD02 - General Design Principles
QD03 - Living Conditions
TP06 - Car Parking

Broadstairs and St Peter's Neighbourhood Plan

BSP9 - Design in Broadstairs and St Peters

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site. Eight letters of objection were received raising the following concerns:

- Out of keeping with neighbouring properties,
- Impact on streetscene,
- Will set a precedent,
- Materials are out of keeping,
- Overlooking from balcony,
- Overdevelopment,
- Increased noise and loss of privacy from proposed internal courtyard,
- Proposed extensions are so large it appears like a new house,
- Overshadowing,
- Sense of enclosure,
- Increased paving could result in drainage issues.

Broadstairs and St Peter's Town Council -

(Final Comment)

The Committee unanimously recommends REFUSAL and reiterates their previous comments: The Committee unanimously recommends REFUSAL on the grounds of the proposed development being overbearing, out of keeping and of detrimental effect to the street scene, with loss of privacy and overshadowing of the neighbouring properties. The proposed development goes against the Broadstairs & St Peter's Neighbourhood Development Plan Policy BSP9 - Design in Broadstairs & St Peter's.

The Committee does not feel that the amended plans alleviate any of the previous issues highlighted within the objections.

(Initial Comment)

The Committee unanimously recommends REFUSAL on the grounds of the proposed development being overbearing, out of keeping and of detrimental effect to the street scene, with loss of privacy and overshadowing of the neighbouring properties. The proposed development goes against the Broadstairs & St Peter's Neighbourhood Development Plan Policy BSP9 - Design in Broadstairs & St Peter's.

The Broadstairs Society -

(Final Comment)

The Society has looked at the amendments but can see no significant differences. It is still a large structure that bears no resemblance to nearby properties and will dwarf those it neighbours. It is still overdevelopment of the site: there will still be loss of privacy and light to its neighbours: it will still change the street scene and set a precedent for the future if allowed.

The Society objects - still

(Initial Comment)

We consider that this application is not merely an extension. It is essentially a new structure that bears no resemblance to the nearby properties and will dwarf those it neighbours.

The Society is concerned about the proposals that constitute overdevelopment of the site. The proposed new structure will result in loss of privacy (internal courtyard, balcony) and light, affecting the amenities of neighbours, as well as those of other local residents.

The proposals will change the street scene, setting a precedent for further development in the area. The property will be extended both up and out. The proposals resemble a chalet or cabin with a large amount of glass and aluminium being used, not in keeping with the surrounding properties.

CONSULTATIONS

No comments

COMMENTS

This application has been called to the planning committee at the request of Councillor Alan Munns to consider the potential impacts of the proposed development on neighbouring properties and Broadstairs and St Peters neighbourhood plan policy.

Principle

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a significant material consideration in this regard.

The proposal relates to an existing residential dwelling and, therefore, the principle of its extension is considered to be acceptable. The main considerations with regard to this planning application will be the impact of the proposed development on the character and appearance of the area, the residential amenity of neighbouring property occupiers and highways.

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 SP35 relates to the quality of development and states that new development will be required to be of high quality and inclusive design.

Policy QD02 is a general design policy and sets out 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. 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.

Policy BSP9 of the Broadstairs and St Peters Neighborhood Development Plan sets out that development should enhance and conserve local distinctiveness by demonstrating high quality design which both respects and responds to the distinctive character of Broadstairs & St Peter's.

The proposal seeks to make alterations to the existing bungalow to enlarge it, including alterations to the roof to increase the ridge height and provide a gable frontage, and a side and rear extension.

The originally submitted application raised a number of concerns, with the loss of all original features to the bungalow, the raising of the ridge height above the height of neighbouring properties, the insertion of a curved ridge and large windows out of keeping with neighbouring

designs, and the use of a variety of materials that are not present in the palette of materials viewed in the area.

A number of amendments have been made and a final set of plans submitted that officers consider to have addressed the concerns originally raised. The plans have been reconsulted on, and it is these plans that are now under consideration.

The amended plans no longer increase the ridge height or the roof pitch of the building, with the existing ridge height maintained. As such the height of the proposed development is now considered to be acceptable.

The front bay window has been retained, which is a common feature on each bungalow within Botany Road, with a false pitch roof above that extends the full width of the dwelling. The window proportions within the bay have been reduced and again appear similar to the existing window on both this and neighbouring properties, with the lower part of the window tile hung, which is considered acceptable.

The roof has been altered so that a gable is provided to the front. Whilst many of the dwellings in Botany Road are hipped, there are a number of examples where gable frontages have been introduced, and therefore such a change would not appear significantly out of keeping with the character of the area. The gable is setback behind the false pitch roof at single storey level, reducing the dominance of the roof. A very similar design has previously been approved and completed at no. 147, with the roof blending in within the streetscene, which suggests that this proposal would also not appear out of place or overly dominant.

In terms of materials, the frontage will contain a mix of tile hanging, render, and aluminium framed windows and doors, which are considered to be in keeping with the materials in the surrounding area.

The front side extension is in the location of the existing garage, with a timber door to the front and a flat roof, which appear similar to the existing garage, and in keeping with neighbouring properties.

Behind the extension will be an open courtyard area, and beyond this will be a further pitched roof single storey extension. The extension will be setback, close to the line of the existing rear elevation to the property, and therefore significantly setback from the street. The roofline of the extension will be slightly steeper than the main roof, with the front elevation partially glazed to full height, providing a lighter appearance within the gable, and window proportions in keeping with the main dwelling. The materials proposed also replicate those used on the dwelling, other than one half of the roof facing the neighbouring property, which will be green single ply zinc effect, but unlikely to be visible from a public viewpoint.

The remaining rear extension will not be visible from the street, and will therefore have no impact.

Overall, whilst the proposed works seeks to modernise the appearance of the dwelling, in a road where there is a very uniform character, the amendments made have reduced the changes so that the overall design, scale and height is more in keeping with the existing

character and appearance of properties in the street. As such, the impact on the character of the area is now considered to be acceptable, and in accordance with Policy QD02 of the Thanet Local Plan, BSP9 of the Broadstairs and St.Peters Neighbourhood Plan, and 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 details planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy QD03 of the Local Plan deals specifically with living conditions. 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.

The amended plans show that the ridge height of the building is no longer changing, and the roof will continue to pitch away from both neighbouring properties. Therefore whilst the roof has enlarged, it does not extend beyond the existing rear elevation of the building, so the only impact to the neighbour is from the gables extensions. The neighbour to the north, no.101, has an existing side garage adjacent to the application site, with two side facing windows, which based upon the existing layout of the application property consist of a secondary lounge window and a bedroom window. There is a one metre gap to the boundary, and the neighbour has a gap of approximately 2.4m to their windows. With an overall gap of 3.4m, the modest alterations to the roof are not considered to significantly impact upon light to, or outlook from, the neighbouring property at no.101. To no. 97 there is a similar gap, with 3.4m to the boundary and a one metre gap to the neighbouring property from the boundary. The changes to the roof are not considered to impact upon neighbouring amenity.

The single storey front side extension is similar in depth to the existing garage, and with a flat roof, so will have no additional impact on no.97.

Concerns have been raised by neighbouring residents regarding the potential for noise and overlooking from the internal courtyard area. This area is an external space, which could be used as a seating area without the need for planning permission, and therefore a refusal relating to the use of this space is not justified. Whilst new side facing doors are proposed, they are at ground floor level, and could again be inserted using permitted development rights, and can therefore not be grounds for refusal. Given that the boundary treatment along the open courtyard is already 2m in height, the agent has confirmed that this will be maintained, and to ensure any impact on the neighbouring property is limited, a condition will be added for its retention and maintenance. The setback side/rear extension to the south will extend beyond the neighbouring rear elevation. The neighbour at no.97 appears to have four windows within their side elevation, which if of the same layout of the application property would serve a bathroom, WC, and the kitchen. The two bathroom windows would not be affected, as they would face the proposed open courtyard area. The kitchen windows may be affected as they

would face towards the side elevation of the setback extension, which would be on the boundary, allowing for a gap of only one metre between the windows and the proposed extension. Whilst this relationship would normally raise concerns, if the kitchen were considered to be a habitable room, these appear to be secondary side windows, with a rear window to the kitchen likely to be facing into the conservatory on the neighbouring property, as it currently is on the application property. The proposed extension projects 5.3m beyond the existing rear elevation of the application property, which is 2.6m deeper than the existing conservatory. Whilst this does result in quite a deep projection on the boundary, the neighbour has a single storey outbuilding close to the boundary that would block the majority of this extension from view from the rear of their property, with only the top of the roof likely to be visible. The proposed extension will impact no further on no.97 than their own outbuilding. On this basis the impact upon light to and outlook from no.97 is considered to be acceptable.

The proposed rear extension extends 3.6m beyond the rear elevation of the existing property, which is only 0.8m deeper than the existing conservatory. The neighbour at no.101 has an existing rear extension, and therefore given the 3.4m gap, and the depth of the neighbouring property, the proposed extension is unlikely to affect the light to or outlook from the neighbouring property.

In terms of neighbouring privacy, concerns were previously raised with a central rear balcony that was proposed at first floor level, but this has been removed and replaced with a balconette that is on the existing rear building line. There is a distance of 18m to the rear boundary, and 29m to the rear elevation of the neighbouring dwelling. Given the amendment that removes the balcony, and the distance, the impact upon neighbouring privacy of properties in Teynham Close is considered to be acceptable.

No other windows are proposed within the development that would affect neighbouring amenity. There are two side velux windows, but these would face the neighbouring roofs, and the agent has agreed that these will be obscure glazed, which will be safeguarded by condition. No additional windows are proposed within the single storey extensions.

The impact upon neighbouring living conditions is therefore considered to be acceptable and complies with the overall aims of Policy QD03 of the Thanet Local Plan, and the National Planning Policy Framework.

Transportation

The proposed development extends the existing 3-bed property to create a 4-bed property. This enlargement does not significantly increase parking requirements, and the property has an existing driveway that can accommodate potentially two parked vehicles, although there is scope for it to accommodate more should the remainder of the frontage be paved similarly to neighbouring properties.

As such, the impact upon highway safety is considered to be acceptable.

Conclusion

For the reasons outlined above, the proposal, as amended, is considered to result in an acceptable impact upon the character and appearance of the area, and neighbouring amenity, in accordance with Policies QD02 and QD03 of the Thanet Local Plan, and Policy BSP9 of the Broadstairs and St.Peters Neighbourhood Plan.

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

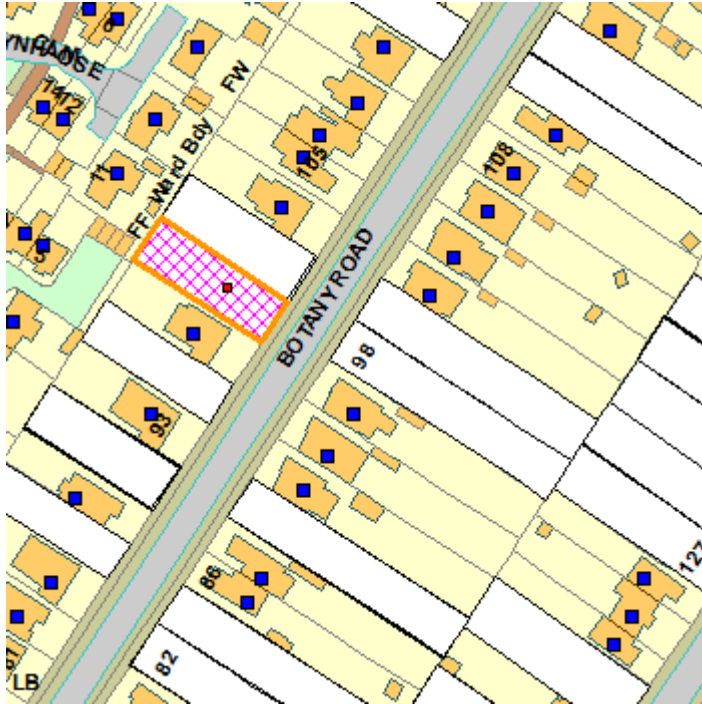
Case Officer

Tanya Carr

TITLE: FH/TH/23/1578

Project 99 Botany Road BROADSTAIRS Kent CT10 3SB

Scale:



GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

6 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

SITE, LOCATION AND DESCRIPTION

The Visitor Information Point is a temporary structure that is situated above the Victorian Shelter and faces towards Chandos Square. It can be accessed from Victoria Parade and the cliff top walk and will be open from 01 May 2024 to 29 September 2024.

RELEVANT PLANNING HISTORY

F/TH/23/0477 - Erection of timber information kiosk situated on upper promenade
Granted - 15th June 2023

PROPOSED DEVELOPMENT

Erection of 2No.feather flags. 1No. to be placed to the top right hand side and to the top far left hand side so the flags can be seen from the promenade. The feather flags will be 0.90 metres from the ground to the bottom of the flag which will be 1 metre high giving a total height of 1.9 metres and the background colour of the flag will be blue with white lettering and will not be illuminated.

The originally submitted application was for the erection of 3no. feather flags, but the application has since been amended with one feather flag removed.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

QD06 - Adverts

Broadstairs & St Peters Neighbourhood Development Plan

BSP9 - Design

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. No representations have been received.

Broadstairs Town Council: No comment

The Broadstairs Society: The Information Kiosk needs to be seen by more people visiting the town: consequently the feather flags will enhance the kiosk's visibility

CONSULTATIONS

TDC Conservation Officer:

Following a review of the proposed application I would consider that there could be a risk of cluttering the fence line through the flags proposed however this would not be a substantial implication to the setting and appearance of the surrounding conservation area and therefore I do not object to the proposed.

KCC Highways:

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements.

COMMENTS

The application is brought before members as the application is for a proposal on a building that is within the ownership of Thanet District Council.

Amenity

In considering the application the Local Planning Authority is required to take into account Thanet Local Plan Policy QD06 which states applications for advertisements will be considered in relation to their effects upon amenity and public safety. Regard will be paid to the surrounding location, manner of illumination, material composition, design and relationship to the land, building or structure to which they are to be affixed.

Paragraph 141 of the National Planning Policy Framework states that the quality and character of places can suffer when advertisements are poorly sited and designed and consents should take into account cumulative impacts.

This application relates to the Visitor Information Point, a temporary structure situated within Broadstairs conservation area on the roof top open area above the Victorian Shelter and relates to the installation of 2No. Feather flag signs to the front right and left hand side of the open roof top area.

The Victorian Shelter is situated opposite the lift leading to the beach and to the right of the Victoria Gardens. It has covered seating facing towards the sea with a lead canopy and the roof forms an open area with a walkway from Victoria Parade and one from the cliff top.

The original plans showed 3No. feather Flags, however, as the Visitor Information Point is situated in Broadstairs conservation area, concerns were raised that three flags of the size and raised level proposed could appear cluttered, to the detriment of the conservation area, and therefore the applicant was asked to remove one of the flags, which has been agreed and amended plans submitted.

The feather flags will be 0.90 metres from the ground to the bottom of the flag which will be 1 metre high giving a total height of 1.9 metres and the background colour of the flag will be blue with white lettering and will not be illuminated. Photographs have been provided showing where the flags will be placed on the rooftop area and although these are not to scale, they provide a representation of how the flags would appear in situ.

The Conservation Officer has stated that although the flags may clutter the fence line, they would not have a significant impact on the setting or appearance of the conservation area, and therefore does not object.

Due to their size and position, the 2No. Feather flags do not overhang any pathways or access roads and they would not appear obtrusive where they will be sited in this open section of the cliff top and Victoria Promenade. The flags will be used for a limited time during the summer season from May to September and will not be permanently fixed to the rooftop of the Victorian Shelter. They will offer public tourism benefits through the identification of the visitor information point, and these benefits, along with the temporary nature of the advertisements, are considered to outweigh any minor harm to the setting of the conservation area.

The impact upon amenity is therefore considered to be acceptable and in accordance with Policy QD06 of the Thanet Local Plan.

Highway Safety

KCC Highways have commented that this application does not require an observation from them, and therefore the impact upon highway safety is considered to be acceptable.

Conclusion

The proposal is considered to have an acceptable impact upon amenity and highway safety, and it is therefore recommended that members approve the application subject to safeguarding conditions.

Case Officer

Dawn Rollason

TITLE:

A/TH/24/0448

Project

Visitor Information Point Victoria Parade BROADSTAIRS Kent CT10 1DU



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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.

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 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.

INFORMATIVES

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

Most contaminated soils are regarded as controlled waste. If controlled waste is to be deposited on the site then either a Waste Management Licence will be required or the applicant will need to register an exemption to licensing with the Environment Agency. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the licensable status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

SITE, LOCATION AND DESCRIPTION

St Laurence In Thanet Junior Academy is located on the western side of Newington Road, to the south of a railway line and to the rear of properties fronting Manston Road and Clifton Road. The site comprises a single storey building located towards the eastern side of the site with a car park and access road to the east and north of the building. To the north of the access road is a multi use games area (MUGA) and to the south of the building is a hard surfaced playground. To the west of the school building and MUGA is a grassed playing field that extends to the boundaries with the railway line and properties on Manston Road and Clifton Road.

RELEVANT PLANNING HISTORY

TH/83/0611 - Erection of a mixed junior school. Granted 20 October 1983

PROPOSED DEVELOPMENT

The proposed development is the extension and alteration to the car park. The existing access road within the site would be widened with the existing 14 parking spaces on the western side moved towards Manston Road and three new drop off bays formed adjacent to the school building. A new turning area would be formed close to the south eastern corner of the MUGA and 26 new parking spaces would be provided in the new car park.

DEVELOPMENT PLAN POLICIES

SP27 - Green Infrastructure
SP30 - Biodiversity and Geodiversity Assets
SP32 - Protection of Open Space and Allotments
SP35 - Quality Development
SP37 - Climate Change
SP41 - Community Infrastructure
SP42 - Primary and Secondary Schools
SP43 - Safe and Sustainable Travel
GI05 - Protection of Playing Fields and Outdoor Sports Facilities
GI06 - Landscaping and Green Infrastructure
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
HE01 - Archaeology
CC02 - Surface Water Management
SE04 - Groundwater Protection
SE05 - Air Quality
SE06 - Noise Pollution
SE08 - Light Pollution
CM02 - Protection of Existing Community Facilities
TP02 - Walking
TP03 - Cycling
TP06 - Car Parking

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site.

No responses have been received.

CONSULTATIONS

KCC Highways - I consider that there are no highway implications associated with the proposals.

Kent Fire and Rescue - I can confirm that on this occasion it is my opinion that the access requirements for the Fire and Rescue Service appear to have been met. Please be aware that should this proposal be successful it would then be subject to a Building Regulations consultation where the access arrangements would again be examined under section B5.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

National Rail - Network Rail is the statutory undertaker for maintaining and operating railway infrastructure of England, Scotland and Wales. As statutory undertaker, NR is under license from the Department for Transport (DfT) and Transport Scotland (TS) and regulated by the Office of Rail and Road (ORR) to maintain and enhance the operational railway and its assets, ensuring the provision of a safe operational railway.

Due to the close proximity of the proposed development to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works.

Sport England - *Updated comments received 13 June 2024*

Thank you for reconsulting Sport England on the above application with additional information on improved car parking and tree information.

None of this additional information addresses our objection on the 30th of April 2024. Therefore, unfortunately, our position on this application remains the same.

For clarity Sport England's position

Given the above, Sport England raises a statutory objection to the application because it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 103 of the NPPF.

Initial comments received 30 April 2024

We have considered the application in light of the National Planning Policy Framework (NPPF), in particular paragraph 103, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document'

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of:

all or any part of a playing field, or
land which has been used as a playing field land remains undeveloped, or
land allocated for use as a playing field

unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions. The exceptions are provided in the Annex to this response.

The proposal and impact on playing field Part of the Proposal is for a new car park and access road which will result in the loss approximately 700m² of playing field.

Assessment against Sport England's Playing Fields Policy and NPPF The applicants have failed to address the National Planning Policy Framework's paragraph 103 or Sport England England's planning policies.

Looking at historical aerial photographs on Google Earth, it can be seen that the school playing field has been laid over the years in a number of different configurations for different sports and sizes of pitches. The loss of the playing field will restrict this in the future.

Sport England's position

Given the above, Sport England raises a statutory objection to the application because it is not considered to accord with any of the exceptions to our Playing Fields Policy or paragraph 103 of the NPPF.

Determining the application

Should the local planning authority be minded to approve this application contrary to Sport England's statutory objection, then the Town and Country Planning (Consultation) (England) Direction 2021 requires the application to be referred to the Secretary of State, via the National Planning Casework Unit.

TDC Arboricultural Consultant - (N.B. References to tree numbers refer to those in the Tree Survey Report from Tree Craft Ltd, dated 1st March 2024, and differ from the tree numbers on the Existing & Proposed Layout plans from Abstract Consulting.)

This proposal requires the removal of four individual trees (not three, as stated at para 4.2 of the tree report) and a further group of approximately five trees. They are all growing along the Newington Road boundary and are clearly visible from the public realm, but not all the trees along the boundary are to be removed. Collectively, and along with a patchy deciduous hedge, they provide an important visual boundary feature, providing screening and privacy for the school, and they contribute to the character and setting of the area. However, they are relatively young trees, of variable physiological and structural condition.

G1 Sycamore To 15m Low Quality Approx. 5 multi-stem trees growing through fence
T13 Yew 6m Moderate Quality Small tree, narrow crown, partially obscured by ivy
T14 Norway Maple 8m Low Quality Previous heavy pruning
T15 Goat Willow 6m Poor Condition Poor form, suppressed by dense ivy
T16 Norway Maple 11m Low Quality Cavity in main stem at 1.5m

Although the trees collectively provide some amenity value, individually they are not of the size or quality to significantly constrain the proposed parking extensions. However I note that two of the trees, T's 14 & 16, are currently growing in narrow planting beds between existing parking bays. The beds are not wide enough, if removed, to provide additional parking bays, and the adjacent bays are to be lengthened rather than widened. There may therefore be

scope to retain at least T14, as it appears in reasonable condition. There's a cavity in the stem of T16, and the structure where the stem divides may be relatively poor, but it could be the location for a replacement tree.

Apart from the proposed felling, there will be a relatively minor incursion into the root protection area of a London Plane (T12) from the lengthening of an existing parking bay and an associated new kerb. I don't think this is likely to be significant, and the tree report makes recommendations at para 4.3 on working practices to minimise any root damage or disturbance.

The report also proposes the partial lifting (removal of low branches on southern side to a height of 5m) of the crowns of an Ash and two Norway Maple trees on the northern boundary, to provide construction access. This is not significant work, and will have little impact on the trees or their visual amenity.

The tree report, at para 4.10, suggests new planting to the north of the existing site access to replace the trees to be felled, although the tree protection plan only shows new trees in the NE corner of the site. I could find nothing on whether the existing hedge adjacent to the felled trees is to be retained but there appears to be adequate space between the new parking bays and the road for replacement fastigiata (upright growing) trees or at least the enhancement of the existing hedge.

Para's 4.8 & 4.9 of the tree report provide recommendations on fencing and working practices to protect trees during construction works. In the absence of a specific arboricultural method statement (in accordance with para 6.1 of British Standard 5837: 2012 "Trees in relation to design, demolition and construction - Recommendations", which may not be necessary or appropriate for this relatively small scale proposal, it would be useful to have compliance with these measures made a condition of any consent.

TDC Environmental Health - I am writing following review of the above application for the extension and alteration of the car park at the above.

Due to the nature and scale of the development, there are no significant contamination concerns. However, please can you attach the following watching brief condition, to safeguard the development, should planning permission be granted:

WATCHING BRIEF CONDITION

If, during development, significant contamination is found or caused at the site, then 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.

Reason: 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 NPPF

COMMENTS

This application is brought before members as a departure to the Local Plan.

Principle

The site comprises an existing school. The principle of extensions and alterations within the curtilage of a school is considered acceptable.

The proposed car park extension would be located on part of an existing playing field within the curtilage of the school. Paragraph 103 of the National Planning Policy Framework states "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

Policy GI05 of the Thanet Local Plan states that: "Built development will not be permitted on playing fields or on land last used as a playing field unless one or more of the following applies:

- 1) it is demonstrated that there is an excess of playing field provision in the area, for current and future uses of both the school and the community; or
- 2) the proposed use is ancillary to the primary use as a playing field and does not affect the quantity or quality of pitches or adversely affect their use; or
- 3) the proposed development is on land incapable of forming a pitch or part of a pitch and does not result in the loss of, or inability to make use of, a pitch; or
- 4) the playing field or fields that would be lost as a consequence of the proposed development would be replaced, prior to the commencement of the development, by a playing field or fields of at least a similar or improved quality and size in a suitable nearby location and subject to equivalent or improved management arrangements; or
- 5) the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to sport and recreation as to outweigh the detriment caused by the loss of the playing field or playing fields.

In each case the playing field should not make an important visual contribution to the amenity of the area and its loss should not be detrimental to the character of the area."

The applicant has submitted additional information during the application process indicating that they consider that the school has sufficient playing fields for the size of the school and that there are a number of parks and playing fields within a short distance of the site.

The benefits of the development would therefore need to be weighed against the harm resulting from the loss of the playing field to assess whether the application would constitute an acceptable departure from the playing pitches policy.

Character and Appearance

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.

The proposed car park extension is located away from the boundary of the site and due to this position would have limited views from the public realm.

Four individual trees and a group of trees on the front boundary of the site would be removed to facilitate the alterations to the access and the arrangement of the existing car park. The loss of these trees would result in some harm to the amenity of the area and increase the visibility of the amended parking area between the school and Manston Road.

The Council's Arboricultural Consultant has raised no objection to the removal of the trees with the exception of T14. He has also suggested that a replacement tree should be planted in the place of T16. The applicant has responded indicating that whilst the width of the spaces around these trees are not being altered, the space where these trees are located is limited in width and there is evidence of roots at the edge of the existing kerbs. The construction works would therefore either damage the roots of these trees or the trees would soon damage the new parking areas.

Amended plans have been submitted during the application process indicating that four replacement trees would be planted towards the rear of the site. The agent has also indicated that the existing planting along the front boundary would be retained and additional planting added. Full details of the new trees to be planted on the site along with landscaping to the front boundary would be secured by condition.

Given the existing parking area in this location and the quality of the trees that are proposed to be removed the harm to the character and appearance of the area is considered to be limited and must be weighed against the benefits of the development.

Living Conditions

The proposed car park extension is located away from the boundary of the site and due to the existing use of the site as a school, is not considered to result in any significant harm to the living conditions of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The proposed car park extension is located away from the boundary of the site and would increase the parking capacity on the site.

The widening of the access road would allow for two vehicles to pass and enter and exit the site in a forward direction without obstructing the parking spaces or drop off bays.

No alterations are proposed to the capacity of the school and KCC Highways and have raised no objections on highways grounds.

The applicant has indicated that the car park is required to provide additional appropriate and safe car parking for staff, parents and visitors and would reduce inappropriate and unsafe parking on Newington Road. The applicant has also indicated that the number of pupils at the school is falling due to the lack of safe parking and drop off facilities and therefore the proposed parking would help with the sustainability of the school.

There are limited parking opportunities along Newington Road due to existing restrictions and the proposed development would provide additional safe parking for staff, parents and visitors. It is therefore considered that this proposal would result in improvements to highway safety in the area by reducing the need for inappropriate parking on Newington Road through the provision of additional parking and drop off areas.

Biodiversity

The proposed additional parking would be located on an existing managed playing field within the curtilage of an existing school and is therefore considered to have limited potential for biodiversity. Four individual trees and a group of trees would be removed from the front of the site between the existing car park and Newington Road to facilitate the new access and alterations to the existing car park. The removal of these trees would result in some harm to biodiversity in the area. An amended plan has been submitted during the application process identifying the planting of four new trees in the north western corner of the site. Full details of these trees and their planting would be secured by condition.

Other Matters

The site is located within the Groundwater Protection Zone as defined by policy SE04 of the Thanet Local Plan. This policy states that "Proposals for development within the Groundwater Source Protection Zones identified on the Policies Map will only be permitted if there is no risk of contamination to groundwater sources."

The Council's Environmental Health Department have reviewed the application and consider that given the nature and scale of the development there are no significant contamination concerns. They have recommended a watching brief condition to ensure that any unsuspected contamination found on the site is suitably remediated.

Subject to the recommended condition it is considered that this development would present no significant risk to protected groundwater or human health.

Conclusion

This development would result in the loss of part of the existing playing field and a number of trees from the front boundary of the site. The applicant has provided evidence demonstrating that there is currently limited parking in the area and that inappropriate and unsafe parking is taking place on the road outside the school. They have also indicated that the current arrangements are harming the viability of the school as parents are choosing other schools with safer drop off and collection areas. The school benefits from a large area of play space whilst this application would reduce the available space, they have indicated that sufficient space would remain for the current maximum capacity of the school. The amended plans submitted with the application have added replacement trees to the site. The proposed development is therefore considered to be an acceptable departure from policies SP32 and GI05 as the aims of these policies would not be significantly harmed. As Sport England has raised an objection to a proposal and, having considered all material planning considerations, in the view of officers planning permission should be granted, the application must be referred to the Secretary of State (SoS) via the Department of Communities and Local Government (DCLG).

This proposal is also not considered to result in any significant harm to the character and appearance of the area, living conditions of the neighbouring property occupiers, highway safety, biodiversity or protected groundwater.

Therefore it is recommended that members defer the application for approval subject to consultation with the Secretary of State.

Case Officer
Duncan Fitt

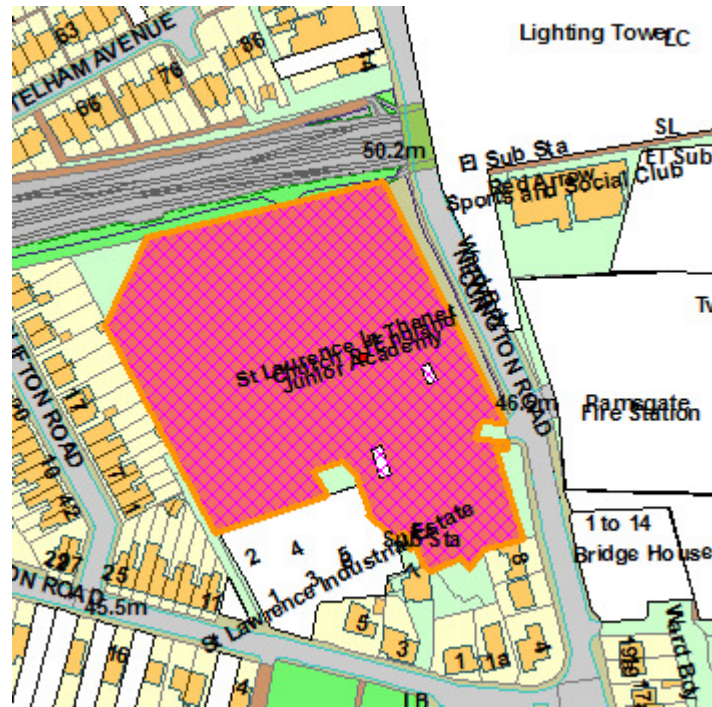
Agenda Item 5f

TITLE:

F/TH/24/0260

Project

St Laurence In Thanet Junior Academy Newington Road RAMSGATE Kent
CT11 0QX



D07

F/TH/23/1689

PROPOSAL: Erection of 30No 3-bed and 10No 4-bed dwellings with associated landscaping and parking, and access onto Manston Road

LOCATION:

Land East Of Haine Road RAMSGATE Kent

WARD: Newington

AGENT: Mr Ian Rhodes

APPLICANT: Mr Ian Rhodes

RECOMMENDATION: Defer & Delegate

Defer and delegate the application for approval, subject to the submission of a signed legal agreement securing the heads of terms set out within this report within 6 months and 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:

- 23104 - C101 B Coloured Site Plan 24.5.24
- 23104 - C102 A Coloured Street Scenes 24.5.24
- 23102 - P101 D Site Plan 231129 24.5.24
- 23102 - P102 C Cycle Storage Plan 24.5.24
- 23103 - P103 B Refuse Plan 24.5.24
- 23103 - P104 B Parking Plan 24.5.24
- 23104 - P105 B Accessible Units Plan 24.5.24
- 23104 - P106 B Street Elevations and Sections AA-BB-CC 24.5.24
- 23104 - P110 House Types HT42 20.12.23
- 23104 - P111 A House Types HT32 - HT40 24.5.24
- 23105 - P112 House Types HT31 20.12.23
- 23105 - P113 House Types HT31 20.12.23
- 23105 - P114 B House Types HT46 24.5.24
- 23105 - P116 B House Types HT46 24.5.24
- DO0359 - 002 N Hardworks MP - 2 of 4 19.6.24
- DO0359 - 003 N Hardworks MP - 3 of 4 19.6.24

DO0359 - 006 N Softworks MP - 2 of 4 19.6.24

DO0359 - 007 N Softworks MP - 3 of 4 19.6.24

GROUND;

To secure the proper development of the area.

3 Prior to the construction of any dwelling hereby approved, details of a detailed sustainable surface water drainage scheme for the site shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Drainage Design Statement Prepared by WSP dated June 2021 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 Prior to the construction of any dwelling hereby approved, details of the means of foul drainage shall be 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.

6 Prior to and during construction the ecological mitigation within the Landscape and Ecology Management Plan (Ecology Solutions; January 2024) shall be implemented as detailed. If works have not commenced within 2 years of the date of the report, a review, and if necessary, update of the mitigation within the Landscape and Ecology Management Plan, shall be carried out and the updated details submitted to and approved in writing by the Local Planning Authority.

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.

7 The area shown on the approved plan numbered 23102/P104B for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND:

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

8 Prior to the first occupation of each dwelling, the secure cycle parking facilities associated with that dwelling, as shown on approved drawing no. 23102/P102C, 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.

9 Prior to the construction of any dwelling hereby approved, 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

10 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 P101 Rev D should be completed and made operational.

GROUND:

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

11 Prior to the first occupation of the dwelling the following works between the dwelling and the adopted highway shall be complete

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

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

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

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted,
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway,
- o walls, fences, other means of enclosure proposed,
- o ecological enhancements to be provided within the site , to include integrated bird, bat and insect bricks

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 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

14 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

15 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

16 The development hereby permitted shall be carried out in accordance with the mitigation measures as set out within the noise impact assessment (Sharps Redmore) dated December 2023.

GROUND:

In the interests of amenity for future occupiers of the development, in accordance with Policies SE06 and QD02 of the Thanet Local Plan.

17 Prior to the commencement of development hereby permitted, details of a scheme for protecting external amenity spaces (gardens, patios, larger balconies, roof gardens and terraces) from nearby industrial/commercial/airport noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that, upon completion of the development, good acoustic design will be used to achieve the lowest practicable rating levels in external amenity spaces. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of residential amenity in accordance with Policy SE06 of the Thanet Local Plan.

SITE, LOCATION AND DESCRIPTION

The site is located south of Manston Road, where works have commenced for phase 1 of the Manston Green development. The site was formerly open fields, but is now under construction. The site is accessed from both Manston Road and Haine Road, and lies within the urban confines.

RELEVANT PLANNING HISTORY

R/TH/21/1109 - Reserved matters application pursuant to outline permission OL/TH/14/0050 Application for outline planning permission including access for the erection of 785 dwellings, highways infrastructure works (including single carriageway link road), primary school, small scale retail unit, community hall, public openspace for the approval of layout, scale, appearance and landscaping for the erection of 296 residential dwellings (phase 3)"
Granted - 21/09/2023

R/TH/21/1082 - Reserved matters application pursuant to outline permission OL/TH/14/0050 for the erection of 785 dwellings, highways infrastructure works, primary school, small scale retail unit, community hall, and public openspace, for the erection of 227no. residential dwellings (phase 2a and 2b), with consideration of layout, scale, appearance and landscaping
Granted - 16/01/2023

R/TH/19/0499 - Application for reserved matters attached to outline permission OL/TH/14/0050 for the approval of layout, scale, appearance and landscaping for the erection of 220 residential dwellings (phase 1)
Granted - 18/10/2019

OL/TH/14/0050 - Application for outline planning permission including access for the erection of 785 dwellings, highways infrastructure works (including single carriageway link road), primary school, small scale retail unit, community hall, public openspace.
Granted - 13/07/2016

PROPOSED DEVELOPMENT

The proposal is a full application for the erection of 30No 3-bed and 10No 4-bed dwellings with associated landscaping and parking, and access onto Manston Road. The site lies within the boundaries of phase 1 of the outline permission, and is supported by the access and open space provision that was approved through the original outline permission.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP01 - Spatial Strategy - Housing

SP02 - Implementation
SP15 - Strategic Housing sites - Manston Green
SP14 - General Housing Policy
SP22 - Type and Size of Dwellings
SP23 - Affordable Housing
SP29 - Strategic Access Management and Monitoring Plan (SAMM)
SP30 - Biodiversity and Geodiversity Assets
SP34 - Provision of Accessible Natural and Semi-Natural Green Space, Parks, Gardens and Recreation Grounds
SP35 - Quality Development
SP38 - Healthy and Inclusive Communities
SP41 - Community Infrastructure
SP43 - Safe and Sustainable Travel
SP45 - Transport Infrastructure
HO1 - Housing Development
GI04 - Amenity Green Space and Equipped Play Areas
GI06 - Landscaping and Green infrastructure
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions
QD04 - Technical Standards
QD05 - Accessible and Adaptable Accommodation
HE01 - Archaeology
CC02 - Surface Water Management
CC04 - Renewable Energy
CC05 - District Heating
SE04 - Groundwater Protection
SE05 - Air Quality
SE08 - Light Pollution
CM01 - Provision of New Community Facilities
TP01 - Transport Assessments and Travel Plans
TP02 - Walking
TP03 - Cycling
TP04 - Public Transport
TP06 - Car Parking

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. No representations have been received.

Ramsgate Heritage and Design Forum - No objections

CONSULTATIONS

KCC Highways -

(Final Comment)

Further to previous comments dated 22 April 2024, additional details have been submitted dated 28 May 2024. Amendments were requested with regard to refuse vehicle tracking which illustrated points of overrun. While the layout remains as per the approved outline reserved matters (R/TH/19/0499), the previous tracking was for an 11.2 metres long vehicle as opposed to the current requirement for a 13 metres refuse freighter. The most recent tracking illustrates that there will be minor overhang by the vehicle chassis, which will not cause damage to the adoptable footway. Any minor alterations can be dealt with during the Section 38 Adoption process. In line with the above, I confirm that I raise no objection on behalf of the local highway authority, subject to safeguarding conditions.

(Initial Comment)

The proposal seeks a full application for the development of 40 (30x3 bed and 10x4 bed) dwellings, with access onto Manston Road.

The site forms an addition to an extant outline application (OL/TH/14/0050) for 785 dwelling. A subsequent reserved matters application (R/TH/19/0499) for 220 dwellings (phase 1) was granted. The current application seeks to provide 40 dwellings, which is an additional 13 to the original reserved matters consent.

Tracking (drawing 50.1 Rev D) has been submitted to illustrate a 13 metres refuse vehicle swept paths through the site. It is noted that while there are additional dwellings, the layout remains as per the approved R/TH/19/0499 reserved matters. The previous tracking was for a freighter measuring 11.2 metres in length. As per Thanet Waste and Recycling guidance, the most recent submission (drawing 02.0 Rev B) illustrates a 13 metres refuse freighter.

It is clear that there are points where overrun takes place, where larger vehicles turn from the southern road northwards and also vehicle entering the southern highway. As the site is intended to be adopted, I suggest that localised widening takes place to prevent this overrunning as this would not be acceptable when it comes to the Section 38 Agreement and adoption.

I shall be grateful for the submission of amended details to enable further comments to be provided.

KCC PROW - No comments

KCC Biodiversity -

(Final Comment)

We advise that sufficient information has been provided to determine the planning application. When we previously commented we highlighted that the walk over survey detailed within the Landscape and Ecology Management Plan was carried out in 2021 and therefore we were concerned there was a risk that the conclusions of the submitted information may no longer valid.

A drone view of the site has been provided and confirmed that construction works have already commenced within the wider site and where grassland has established within the footprint we are satisfied that the it will not significantly change the conclusions of the ecological information and the proposed mitigation is still valid.

If planning permission is granted we recommend that the ecological mitigation detailed within the submitted report must be implemented as detailed.

The proposal has is for an additional 30 dwellings within the open space of the development originally proposed under application TH/14/0050. We agree that when considering this application in conjunction with the red line boundary of application TH/14/0050 then the proposal is likely to result in a Measurable Net Gain when taking in to account the landscaping proposed. However we highlight that when considering the redline boundary of this current application in isolation we advise that the proposal is unlikely to result in a measurable net gain (as per the NPPF) as the proposal result in a reduction of landscaping which was expected to have been created/established as part of application TH/14/0050.

The submitted information has provided details of ecological enhancement features which are to be created within the wider site agreed as part of application TH/14/0050. However we advise there is a need for the inclusion of integrated features in to the proposed dwellings. The proposed dwellings are directly adjacent to the open space area and therefore increasing the opportunity for the features to be used by bats, birds or invertebrates.

If planning permission is granted we recommend an ecological enhancement condition is included.

(Initial Comment)

We have reviewed the submitted Landscape and Ecology Management Plan and we note that the last walk over survey was carried out in 2021 and therefore there is a risk that the conclusions of the submitted information may no longer valid.

Prior to the determination of the planning application please provide current photos of the site demonstrating that the site has continued to be managed as an arable field or that the construction works have already commenced. If either of these two points are being implemented we advise that we are satisfied that the conclusions of the ecological information are still valid.

The proposal is for an additional 30 dwellings within the open space of the development originally proposed under application TH/14/0050. We agree that when considering this application in conjunction with the red line boundary of application TH/14/0050 then the proposal is likely to result in a Measurable Net Gain when taking in to account the landscaping proposed. However we highlight that when considering the redline boundary of this current application in isolation we advise that the proposal is unlikely to result in a measurable net gain (as per the NPPF) as the proposal result in a reduction of landscaping which was expected to have been created/established as part of application TH/14/0050.

The submitted information has provided details of ecological enhancement features which are to be created within the wider site agreed as part of application TH/14/0050. However we advise that additional information is provided regarding the inclusion of integrated features in to the proposed dwellings. The proposed dwellings are directly adjacent to the open space area and therefore increasing the opportunity for the features to be used by bats, birds or invertebrates.

KCC SUDs - Kent County Council as Lead Local Flood Authority have reviewed the Drainage Design Statement Prepared by WSP dated June 2021 and have the following comments:

It is understood from the report that the proposed development forms part of phase 1 of a wider development. The proposed development seeks to replace 27 dwellings already consented within the relevant area under application R/TH/19/0499 with a total of 40 dwellings. The surface water drainage proposal for this area remains the same, utilising infiltration.

The planning statement outlines that it is the intention that the relevant layouts / designs and capacities will be amended to incorporate the additional Dwellings in full accord with the principles of the approved strategy and as such we have no objection to the proposals.

Please note, as of the 10th of May 2022, the Environment Agency's climate change allowances have been updated. As part of this update, revisions have been made to the 'Peak Rainfall Intensity Allowances' that are used in applying climate change percentages to new drainage schemes.

The LLFA would now seek the 'upper end' allowance is designed for both the 30 (3.3%) and 100 (1%) year storm scenarios. The latest information on the allowances and map can be found at the following link: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Should the Local Planning Authority be minded to grant permission, we would recommend safeguarding conditions are attached to any approval.

Environment Agency - No comments

Southern Water - Following the review of the submitted documents, we have the below comments for the Planning consultation.

Groundwater Protection Zones

The Southern Water Catchment Hydrogeology Team have reviewed this planning application and it is partially located in the SPZ1 of our Chatham groundwater catchment, very close to the adit system.

The drainage statement includes consultation notes on surface water discharge. Kent County Council have objected to discharge to combined sewer and recommended discharge to ground, and this has also been supported by the Environment Agency. Southern Water was not consulted during this optioneering process. Southern Water do not agree discharge to

ground is appropriate at this location given the proximity to the abstraction and drinking water standards required. This is a very sensitive hydrogeological setting.

The proposed method of surface water management is to discharge directly to ground via a range of single treatment methods. The hydrogeological flow mechanics have not been considered in the drainage strategy report and therefore under appreciate the risk this discharge will have to our drinking water quality. The SuDS Manual states that sensitive groundwater locations require additional treatment measures "in the event of an unexpected pollution event or poor system performance". As this proposed development is in a sensitive hydrogeological location, enhanced groundwater quality protection measures are required. Please note the SuDS manual does not strive to achieve drinking water quality standards, which is required for this proposed development. The Drainage Strategy will need to be revised to ensure the Chatham groundwater drinking water quality is protected.

Overall, there is minimal hydrogeological understanding displayed within the drainage strategy and therefore a Hydrogeological Risk Assessment to detail the site-specific conditions is required. The findings of this report should feed into the Drainage Strategy to provide a technically informed understanding of the groundwater environment to ensure the proposed drainage mechanisms are appropriately considered and designed. Given there are no alternative drainage solutions for the proposed site, Southern Water current OBJECT to this planning application.

Foul and Surface Water Drainage

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Adoption of Sewerage System

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Water Connection

Our investigations indicate that Southern Water can facilitate water supply to service the proposed development. Southern Water requires a formal application for a connection to the water supply to be made by the applicant or developer.

Natural England - Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

TDC Housing - In the submitted Design & Access Statement, Manston Green, Phase 1 - Additional Units Revision A, dated February 2024, created by OSP Architecture on behalf of Places for People, it states the following affordable housing tenure:

Upon review of the whole site affordable housing mix, it is compliant with Local Plan Policy SP23 - Affordable Housing and is supported by TDC's Strategic Housing department. It is somewhat reflective of the districts overarching housing needs as indicated by the Strategic Housing Market Assessment SHAMA (updated 2021) as the table below indicates:

Whilst the proposed mix provides a small over provision of 3 bed units and a small under provision of 1 bed units, it is generally reflective of the district's needs.

In the submitted Design and Access Statement, it also states the specifics of the proposed housing mix for 40 units, as below:

Upon review of the proposed scheme housing mix for the 40 units, it is compliant with the Local Policy Plan SP23 - Affordable Housing.

It would be advantageous to provide a split of tenure for the affordable housing provision, which can be discussed during this process.

In the submitted Coloured Layout Drawing, Manston Green Phase 1 - Additional Units, drawing number 23102 / C101, dated November 2023, created by OSP Architecture on behalf of the Places for People it states the location of the proposed affordable housing units on the 40 unit proposed scheme. The locations of these units are split and integrated across the site and TDC Strategic Housing supports this distribution.

TDC Environmental Health - Thank you for consulting Environmental Protection on the above planning application. The site is in close proximity to Manston Airport, railway line, road traffic and B2 general industrial uses. The application is supported with an acoustic assessment of noise exposure for future occupants. The assessment has been carried out by a competent acoustic consultant.

Environmental Health has reviewed the assessment and are satisfied that the correct methodology has been adopted and against relevant criteria. The conclusions are sound and noise is not a justification for refusal subject to safeguarding conditions.

TDC Waste and Recycling - We have looked at the refuse vehicle plan and are concerned about the tracking provided. It isn't very clear and to us looks as if the vehicle tracking is going across kerb lines - please request further information

COMMENTS

The application has been called to planning committee by Cllr Mike Garner to enable members to consider issues of overcrowding through the increased number of units, insufficient landscaping, and impact on southern water infrastructure.

Principle

The site is located within the urban area, on an allocated housing site. The relevant policy is Policy SP15 of the Thanet Local Plan. The policy allocates the site for up to 785 dwellings with an approximate density of 35 dwellings per hectare, and requires that proposals are judged and permitted only in accordance with a masterplan for the whole site that includes a minimum of 6.3ha of open space, a fully serviced area of 2.05ha to accommodate a new two form entry primary school, a range of community facilities, linkages to new and existing public transport, improvements to the roundabout at the junction of Haine Road/Manston Road, and a proportionate contribution to necessary off-site highway improvements.

The development of the entire site has previously received outline and reserved matters consent. The approved outline application was for the erection of up to 785 dwellings; yet the subsequent reserved matters applications submitted for each of the three phases, covering the full extent of the housing areas in the outline, have approved 743no. dwellings in total

(220 within phase 1, 227 within phase 2, and 296 within phase 3), falling short of the approved outline number by 42no. dwellings. This application is for 40no. dwellings, only 13 of which are additional units to phase 1, with the remaining 27no. units being reconfigured as part of this application. The number of units proposed through this application therefore continues to fall within the overall number allocated for the Manston Green site.

The proposed dwellings are located within the approved phase 1 development area to the south. They are located within an area previously approved for the residential development, and do not project into any previously approved open space, or affect the infrastructure previously secured, such as the primary school or community hall. The proposal does not prevent the criteria within Policy SP15 from being met, and as such the proposal would continue to comply with Policy SP15, and is therefore considered to be acceptable in principle.

Character and Appearance

The site is located within an area where there is an extant planning permission for residential development, which provides a fallback when considering the visual impact of the proposed development. The main considerations are therefore whether the insertion of the additional 13no. dwellings, and reconfiguration of the existing 27no. dwellings impacts upon open space, long views of the development, or the pattern of development created from previous consents.

A landscape and visual impact assessment has been submitted with the application to consider the change in layout and design from the introduction of an additional 40no. units in this location. Whilst the dwellings are in a similar location to the previously approved, the main difference between the previously approved and proposed scheme is that the built form of dwellings has moved further west, into land that was previously intended to contain wildflowers/grass meadow seed mix. The introduction of new dwellings has also reduced the spacing between dwellings when viewed from the south, with detached dwellings in the majority of cases being split and widened to create pairs of semi-detached units. The landscape and visual impact assessment has considered these changes, but concludes that there would be limited impact upon the wider landscape character area as the proposed mitigation and enhancement measures would provide an attractive and robust amenity green structure surrounding the built form, with the proposed development well related to the existing and developing urban form of Manston Green. Having looked at the landscape mitigation for the site, whilst some of the wildflower space will be lost, the number of new trees to be planted remains the same, with new tree planting along the western edge of the development adjacent to the new access road. The buffer planting adjacent to Haine Road previously approved will also remain. Whilst some spacing between the development and road will be lost, a setback of 30m to the nearest dwelling from Haine Road will remain, which is considered to be sufficient to achieve the necessary landscape buffer and soft screening of the development to mitigate long views from the countryside.

In terms of the spacing between the units, a minimum gap of at least 4.5m between dwellings is achieved, with this often increased to 6-8m across the southern street elevation of the development. This spacing will continue to give the appearance of a low density development, which is important in this part of the phase that forms the urban edge and the transition area between the urban development and the open countryside beyond. As such, whilst the spacing

has reduced, the proposed spacing continues to be considered acceptable, and therefore the proposed layout is considered to be acceptable.

In terms of the scale of the proposed units, they are all 2-storey, the same as those approved, and therefore are considered to be in keeping with the character of the area and the previously approved scheme.

In terms of the design, the previously approved dwellings were mainly gabled, with attached garages, with the units constructed with black cladding, and red and yellow brick. The proposed dwellings follow the same material palette, but less gabled units are proposed with only the end units on a corner gabled, with the units in between hip roofed. This lower eaves level will give the perception of a smaller scale development in longer views, and whilst the spacing between units has reduced, there were previously attached garages in these gaps with ridge levels that reached the 2-storey eaves levels of the dwellings. The removal of these garages and their replacement with new dwellings will therefore not appear significantly different at lower level, with the main reduction in spacing being at roof level.

The unit designs consist of two main unit types. One is the corner gabled unit with wide frontage windows and black cladding, and the other is a hipped roof brick unit with slightly smaller frontage windows but containing brick detailing and window surrounds. The units appear in keeping with the unit types approved elsewhere on the development, and whilst they contain no particular features to differentiate the units, they are setback a significant distance from the road, particularly to the south, with new tree planting expected to provide screening of the street elevation, and new front hedge planting to each unit to screen the lower levels of the buildings. A simple unit type is therefore considered appropriate given the lack of main street frontage and long distance screening of these units.

In terms of the landscaping, whilst some wildflower area is being lost, the number of trees proposed to be planted remain the same, and hedgerow continues to be used along front boundaries where not conflicting with new parking spaces. To the rear of unit nos. 29-40 a fence was proposed, which raised concerns, but amended plans have since been submitted showing a hedge to the rear of those boundaries, which will soften long distance views. New tree planting also exists within the open space to the south of these units. In terms of hard surfacing, the road and path will be tarmac, but all other hard surfacing including driveways and layby parking will be paved, in keeping with the remainder of the phase.

Overall the impact upon the character and appearance of the area from the additional units, which still fall within the approved outline number, is considered to be acceptable, and in accordance with Policy QD02 of the Thanet Local Plan.

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'.

Policy SE06 of the Thanet Local Plan states that 'in areas where noise levels are relatively high, permission will be granted for noise sensitive development only where adequate mitigation is provided, and the impact of the noise can be reduced to acceptable levels. Development proposals that generate significant levels of noise must be accompanied by a scheme to mitigate such effects, bearing in mind the nature of surrounding uses. Proposals that would have an unacceptable impact on noise-sensitive areas or uses will not be permitted'.

The proposed dwellings are a distance of 96m from the nearest existing residential property in Ozengell Grange. Given that there is an extant permission, and the proposed dwellings are no closer, and given the exceptional distance, the impact upon neighbouring amenity for existing properties is considered to be acceptable.

In terms of future occupiers of the development, the proposed layout achieves appropriate distance to prevent unacceptable loss of light/outlook or overlooking, with the only exception being plot 14, which is located 10m from its rear boundary, which forms the side boundary to plot 162. This relationship could result in some loss of privacy, and therefore a condition is proposed requiring the boundary treatment to the rear of plot 14 to be increased in height to limit views.

A noise impact assessment has been submitted, which has considered the proximity of the development site to Manston Airport, and the existing outline planning permissions. At the point of the outline applications being approved for the housing development, consideration was given to the impact upon future occupiers from the airport, and this application does not move the housing development any closer to the airport. Mitigation measures have been proposed to ensure that internal noise levels do not exceed the recommended criteria in BS 8233:2014, and the site has been designed to ensure that no properties will be within the 63 dB LAeq16hr noise contour based on the approved use of the airport as an air freight facility. The assessment therefore concludes that subject to mitigation measures, noise from the airport will not cause significant adverse impact to future occupiers.

Environmental Health has been consulted and advises that the assessment has been carried out by a competent acoustic consultant, and they are satisfied that the correct methodology has been adopted and against relevant criteria, with the conclusions sound. As such the impact upon the living conditions of future occupiers as a result of noise from the airport is considered to be acceptable subject to safeguarding conditions securing the necessary mitigation as set out within the noise assessment.

Each of the units comply with the nationally described space standards, and has space for cycle/bin storage.

Each property is provided with a secure doorstep playspace, and an equipped play area has previously been secured within the overall development that would serve the future occupiers of this development.

The proposal will also provide accessible and adaptable accommodation in accordance with the requirements of Policy QD05 of the Thanet Local Plan.

The impact upon the living conditions of existing and future occupiers is therefore considered to be acceptable, and in accordance with Policy QD03 of the Thanet Local Plan.

Transportation

The application proposes access into the site via Manston Road, which was what was approved on the outline and subsequent reserved matters application. The same general road layout within the site has been used to that approved through the reserved matters.

A transport statement has been submitted with the application. It comments on the 785no. dwellings that were approved under the original outline application, and how the number of units proposed through this application do not exceed that overall outline number. As only 13no. additional dwellings to that approved through the reserved matters application for phase 1 are proposed, the transport statement concludes that the impact would be negligible, with only 10 two-way vehicle trips generated in the AM and 9 two-way vehicle trips generated in the PM peak.

In terms of parking, the proposal continues to meet the minimum parking standards for a suburban edge/village/rural area, with 1.5 spaces provided per 2-bed unit, and 2 spaces provided per 3-bed and 4-bed unit. Fourteen visitor parking spaces have also been provided. Compared to the reserved matters application there is an overall increase of 14no. Spaces for the 13no. Additional units.

A junction capacity assessment of the new access off Manston Road was undertaken as part of the reserved matters application, which identified that the junction would operate well within capacity, with these further 13no. units resulting in again only a negligible impact.

The access has been designed to accommodate a 13m long vehicle and a fire tender. The internal roads have been designed so that these vehicles can enter and leave the site in a forward gear.

KCC Highways have been consulted and advised that whilst the tracking was for a 13m long vehicle (as required), the reserved matters layout accommodated a 11.2m long vehicle, and given the layout remains similar there are now areas where overrunning takes place.

Amended plans have been submitted to address the overruns and widen the access so that the roads are suitable for adoption by KCC. KCC have been further consulted and are satisfied with the tracking plans and all other issues.

The impact upon highway safety is therefore considered to be acceptable, and in accordance with the Thanet Local Plan and the NPPF.

Drainage

Policy CC02 of the Thanet Local Plan states that 'new development is required to manage surface water resulting from the development using sustainable drainage systems (SuDs) wherever possible'. A flood risk assessment has been submitted with the application, which includes a preliminary surface water drainage strategy.

A drainage design statement for phase 1, dated March 2021, has been submitted with the application. It involves a full infiltration system, rather than the discharging to a combined sewer, which was objected to by KCC.

The surface water infiltration drainage strategy therefore consists of roofs draining to the sub-base of private driveways via downpipes and underground pipes; private driveways constructed with porous paving overlaying unlined porous paving sub base; porous paving construction of the highway overlaying unlined porous paving sub-base; and the provision of a large infiltration basin to the south of the site in the public open space. The system has been designed to cope with a 1 in 30 year storm with no flooding, and with a 1 in 100 year (plus 40% allowance for climate change) with limited flooding that is routed away from buildings to the infiltration basin to the south.

It is proposed to discharge foul water via gravity sewer offsite to the nearby 600mm diameter public combined sewer located within Canterbury Road West. Connection to the public combined sewer will be via a Section 98 requisition under the Water Industry Act. A safeguarding condition is proposed requiring details of the foul drainage and how the connection to the public combined sewer will take place for the additional dwellings.

The principle of development for 785no. dwellings have previously been approved, and a drainage strategy has been submitted and approved for phase 1, with part of the proposed drainage infrastructure already in place.

KCC SUDs has raised no objections on the grounds that the drainage strategy has previously been approved, and the intention is that relevant layouts / designs and capacities will be amended to incorporate the additional dwellings so that it continues to accord with the principles of the approved strategy.

An objection has been received from Southern Water regarding the surface water drainage strategy, and the impact that this could have upon drinking water within the source protection zone. They've requested the submission of a Hydrogeological Risk Assessment, and advise that they were not consulted during the decision making process for the surface water drainage strategy. Looking back at the original condition submission, Southern Water were sent copies of the proposed drainage strategy and advised they had no comments subject to the Environment Agency and Building control being satisfied, which they were. The Environment Agency has again raised no objections through this application.

A supporting statement has been submitted by the applicant's drainage consultants that confirm the proposal is only for a small scale extension (for 13no. additional dwellings) to the existing approved scheme for phase 1 (under reserved matters), and that a surface water drainage strategy has been submitted and approved under the outline condition, which Southern Water did not object to at the time (and which covers these additional 13no. units, given that a higher number were approved at outline stage than through reserved matters).

Southern Water has been re-consulted, but has not commented on the supporting statement. In officers view, given the previous approval to the drainage strategy, the principles of which remain the same for this application, and the lack of objection from the Environment Agency, it is considered that the risk to the groundwater source protection zone has been sufficiently mitigated as previously agreed for the infiltration of surface water to the ground.

Subject to safeguarding conditions, the impact upon flood risk and the groundwater source protection zone is considered to be acceptable, and in accordance with Policies CC02 SE04 of the Thanet Local Plan.

Biodiversity

Policy SP30 of the Thanet Local Plan requires development proposals, where appropriate, to make a positive contribution to the conservation, enhancement and management of biodiversity assets, resulting in a net gain.

Development has commenced on the site and there some site clearance has already occurred. A Landscape and Ecology Management Plan has been submitted with the application, which provides details of the new planting to take place within the site, including new amenity grassland, new trees, scrub and hedgerow, new wildflower grassland, and the ongoing management of both existing and new planting to secure biodiversity benefits.

KCC Biodiversity have been consulted and commented that the last walk over survey was in 2021 so there is a risk that the conclusions of the survey are no longer valid, however, as previously mentioned, the site is under construction so there is no chance of any update on the previous survey as the site has been cleared. The applicant has confirmed this and submitted supporting aerial views of the site, in response to which KCC Biodiversity has advised that they are satisfied that there is unlikely to be a significant change to the conclusions of the ecological information and that the mitigation previously proposed, which includes pre-commencement checks of the site, traffic calming, covering of trenches overnight, and restrictive lighting, has been secured and is still valid.

In terms of biodiversity net gain, the application was submitted prior to the change in legislation, so a 10% increase in biodiversity net gain is not a requirement, but is encouraged through Policy SP30. The landscape and management plan has undertaken biodiversity metric calculations in any case, and identified that a net gain in biodiversity will be delivered as a result of the proposed development. Specifically, an increase in habitat units from approximately 102.79 units to 143.18 units (which equates to a 39.29% increase) and an increase in hedgerow units from approximately 6.66 units to 8.56 units (which equates to a 28.51% increase). KCC Biodiversity has raised no concerns with the submission, and therefore the proposal is considered to achieve the aims of Policy SP30.

Subject to safeguarding conditions requiring the submission of an ecological enhancement plan for the site, and that the ecological mitigation measures be carried out during construction, the impact upon biodiversity is considered to be acceptable, and in accordance with Policy SP30 of the Thanet Local Plan.

Affordable Housing

Policy SP23 of the Thanet Local Plan states that 'residential development schemes for more than 10 dwelling units, including mixed use developments incorporating residential and developments with a combined gross floor area of more than 1,000 square metres shall be required to provide 30% of the dwellings as affordable housing. The affordable housing shall be provided in proportions set out in the Strategic Housing Market Assessment or successive documents. The above requirements will only be reduced if meeting them would demonstrably make the proposed development unviable'.

The application proposes 30% affordable housing, in accordance with the 30% secured on the overall site. A plan has been submitted showing the location of the affordable units, which equates to 12no. units, eleven of which are 3-bed, and one that is 4-bed. The units are spread out across the site, with 5no. units to the east, and 7no. units to the west in different terraced/semi-detached blocks.

The Council's Strategic Housing Officer has been consulted who has commented that the affordable housing mix is compliant with Local Plan Policy SP23, and even though the proposed mix provides a small over provision of 3 bed units and a small under provision of 1 bed units, it is generally reflective of the district's needs. The Housing Officer notes the location of the proposed units, which are split and integrated across the site, and they raise no objections to this distribution.

It is intended that the tenure split will follow the tenure split set out within the original agreement with a mix of shared ownership and affordable rent units.

Overall the proposed affordable provision is considered to be acceptable, and in accordance with Policy SP23 of the Thanet Local Plan.

Financial Contributions and Obligations

Policy SP41 of the Thanet Local Plan requires that development only be permitted when provision is made to ensure the delivery of relevant and sufficient community and utility infrastructure; including, where appropriate, a contribution towards the provision of new, improved, upgraded or replacement infrastructure and facilities.

Financial contributions have been sought by KCC towards social care and library provision, and by the Integrated Care Board (ICB) towards healthcare provision, but financial contributions to mitigate the harm on these facilities from increased pressure of additional units was secured through the legal agreement attached to the outline permission, and therefore subject to a clause in the legal agreement that links this application to the original agreement, the mitigation to these facilities has been secured.

A financial contribution has been requested by KCC towards secondary education, special education needs, youth services, and waste, all of which were not included within the original legal agreement for the outline permission. This application is for the erection of an additional 13no. units, with the remaining 27no. units (of the 40no. units being applied for) having been previously approved through the reserved matters application for this phase, and only

requiring relocation through this application. As such KCC has accepted it would be reasonable to only request a financial contribution for the additional 13no. units that have not been approved through the previous phase 1 reserved matters application, and the figures provided below acknowledge this.

A financial contribution towards the Special Protection Area was previously secured at £184 per dwelling. The current rate for 3-bed units is £424, and for 4-bed units is £530. In order to meet the habitats regulations, appropriate mitigation to offset the harm to the SPA from the additional pressure created through the occupation of the new housing needs to be secured. As such an additional £10,660 is required through this application to achieve the difference between the previously secured contribution and the current day evidential requirement.

The following contributions are required:

- A contribution of £72,633.47 towards a new Thanet secondary school or the provision of additional secondary places within the Thanet District non-selective and selective planning group, or any other new secondary school within the District;
- A contribution of £30,295.72 towards secondary education in the form of a new Thanet secondary school land acquisition cost;
- A contribution of £7,277.79 towards the provision of additional SEND places and/or additional SEND facilities within Thanet District;
- A contribution of £962.65 towards youth services, to provide additional resources and equipment for the Youth service in Thanet, including early prevention and outreach services;
- A contribution of £676.00 towards waste services, to provide improvements at Thanet District HWRC to increase capacity;
- A contribution of £10,660 towards the Special Protection Area;
- Affordable housing in the form of 30% on site provision.

The applicant has agreed to these contributions and obligations, which will need to be secured through a signed legal agreement. The contributions are considered to be reasonable in scale, appropriate in the location of usage in relation to the site's location, and is required to directly mitigate the impact from the development.

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.

Thanet District Council has produced the 'The Strategic Access Management and Monitoring Plan (SAMM)', 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) an appropriate assessment for every application proposing an increase in residential units must be

undertaken and a financial contribution is required for all additional residential development to contribute to the district wide mitigation strategy. This approach is set out in the Local Plan under Policy SP29 (Strategic Access Management and Monitoring Plan (SAMM)).

The tariff for this contribution is provided in the SAMM report, and Policy SP29 of the Thanet Local Plan, and consists of £424 per 3-bed units, and £530 per 4-bed (plus) unit, resulting in a total of £18,020. The original outline consent secured £184 per unit, and given that these units will be tied to the original legal agreement, it is reasonable to request the uplift only between the previously secured sum and the current mitigation sum. The difference between the two that is required to be secured through this application is £10,660. The applicant has agreed to this contribution, which will need to be secured through the legal agreement.

Subject to the securing of this contribution, the proposed development has complied with the habitats regulation, and an appropriate assessment has been carried out.

Conclusion

The proposed development is located within the urban confines, on land allocated for housing development, and the increased number of residential units falls within the 785no. site allocation. The proposed development does not affect the provision of the primary school or community facility, and does not result in a significant loss of open space, only a minor loss of wildflower space. As such the principle of development is considered to be acceptable, and in accordance with Policy SP15 of the Thanet Local Plan.

The proposed layout, scale, design and landscaping is considered to be in keeping with the approved pattern of development on the remainder of the site, whilst not impacting upon long views within the landscape character area, and as such the impact upon the character and appearance of the area is considered to be acceptable.

The impact upon neighbouring privacy, highway safety, and the district's water supply is considered to be acceptable, and financial contributions to mitigate harm on infrastructure and facilities have been secured, along with 30% on site affordable housing provision, and the SPA contribution in order to comply with Policy SP29 of the Thanet Local Plan and the habitats regulation.

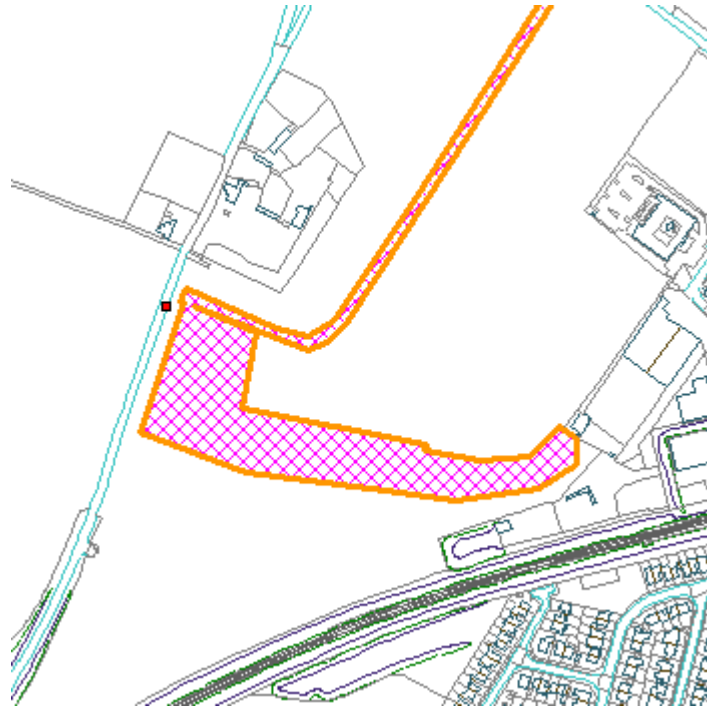
It is therefore recommended that the members defer and delegate the application for approval, subject to safeguarding conditions and the submission of a signed legal agreement securing the heads of terms set out within this report.

Case Officer

Emma Fibbens

TITLE: F/TH/23/1689

Project Land East Of Haine Road RAMSGATE Kent



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