

## Planning Committee

### Minutes of the meeting held on 21 August 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, J. Bright, K. Bright, Dennis, Garner, Matterface, Rattigan, Rusiecki and Wing

**In Attendance:** Councillors Huxley, Munns, Packman and Yates

#### 1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Moore, Councillor Wright substituted.

#### 2. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 3. MINUTES OF PREVIOUS MEETING

Councillor Albon proposed, Councillor Ruscecki seconded and Councillors agreed that the minutes of the meeting held on 17 July 2024 be approved as a correct record.

#### 4. UPDATE FOR FH/TH/23/1578 - 99 BOTANY ROAD, BROADSTAIRS

**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.

Following a site visit carried out on 9 August 2024, this item was deferred from the Planning Committee meeting on 17 July 2024.

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

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

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.

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

## 5. SCHEDULE OF PLANNING APPLICATIONS

The Chair informed Committee Members that any site visits would take place on the morning of 6 September 2024.

### (e) R05 F/TH/24/0538 - Victorian Shelter, Marine Drive, Margate

**PROPOSAL:** Variation of Condition 3 of planning permission F/TH/07/0985 'Change of use of Terrace Deck above the Victorian Shelter on Marine Drive for the siting of tables and chairs' to allow the restriction of amplified music being played, removed and allow amplified music to be played from the hours of 11.00am to 9.30pm daily from 01 April to 31st October.

Mr Maxstead spoke in favour of the application.

Mr Reed, spoke on the behalf of Mr Moore against the application.

Councillor Jack Packman spoke under Council Rule 20.1.

Councillor Rob Yates spoke under Council Rule 20.1.

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

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

1. The proposed variation of condition to allow the use of amplified music on an open terrace deck of the Victorian shelter would result in significant harm by virtue of disturbance to nearby residential neighbours that would be unacceptable and result in material change in behaviour and/or attitude. As such the development would be contrary to policy QD02, QD03, CM01 and SE06 of the Thanet Local Plan and paragraphs 135, 180 and 191 of the National Planning Policy Framework.

Following debate, the initial proposal was withdrawn by The Chair.

It was proposed by Councillor Albon and seconded by Councillor Matterface:

That the application be deferred and delegated to officers to seek further information from the applicant about potential equipment and restrictions on noise with additional comment provided by Environmental Health and brought back to the Planning Committee in a future meeting for decision.

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

Following the decision, the meeting adjourned at 19:56.

The meeting resumed at 20:03.

(a) **A01 F/TH/24/0583 - Land Between 44 and 46 Monkton Road, Minster**

**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).

Councillor Munns spoke on the behalf of Mr Murray against the application.

Councillor Munns spoke on the behalf of Councillor Smith under Council Rule 20.1.

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

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

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.

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

(f) **D06 F/TH/24/0165 - 4A Broad Street, Ramsgate**

**PROPOSAL:** Erection of a three storey extension with roof terrace to facilitate the creation of 2No 3-bed and 1No 2-bed self-contained flats and 1No retail unit at ground floor level with new shopfront (Broad Street facade).

Councillor Huxley spoke under Council Rule 20.1.

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

THAT the officer's recommendation be adopted, namely that the application be deferred to officers, in order to be brought back to the Planning Committee and seek approval for the following reasons:

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 BSR/23/03A and BSR/23/04A.

**GROUND:**

To secure the proper development of the area.

3. Prior to the erection of the external faces of the dwellings hereby approved, details and manufacturer's specification of the external

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

**GROUND:**

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 Local Plan and advice contained within the National Planning Policy Framework.

4. Prior to the installation of any external windows and doors associated with the shopfront, joinery details at a scale of 1:20 of the windows and doors to include sections through glazing bars, frames and mouldings 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 Local Plan and advice contained within the National Planning Policy Framework.

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

**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 Local Plan and advice contained within the National Planning Policy Framework.

6. Prior to the construction of the external surfaces 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 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 statement should include consideration of the 'agent of change' principle in relation to the nearby air conditioning units. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the development, and be retained thereafter.

**GROUND:**

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

7. The refuse storage facilities as specified upon the approved drawing numbered and received on BSR/23/03A shall be provided prior to the first use/occupation of the flats or commercial unit 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.

8. The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110 litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

**GROUND:**

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110 litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

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

(b) **A02 FH/TH/24/0677 - 61 Victoria Road, Margate**

**PROPOSAL:** Erection of 1.8 metre high timber fence and gate following demolition of extension and removal of tree together with removal of rooflight and first floor window in side elevation.

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

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

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 24/668/JG/PL01 received 10 June 2024.

**GROUND:**

To secure the proper development of the area.

3. The fence and gate shall be installed in the location shown on the approved drawing, and shall be constructed in timber to match the existing fence.

**GROUND:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Thanet Local Plan policies SP36, HE02 and QD02 and advice contained within the National Planning Policy Framework, and to ensure the garden is safe and secure for occupiers of the dwelling, in accordance with Thanet Local Plan policy QD03.

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

(c) **A03 F/TH/24/0541 - Margate Harbour Arm Stone Pier, Margate**

**PROPOSAL:** Erection of 1.2 metre high railings on upper promenade, installation of drop down bollard, replacement of roof and roof window.

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

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

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

**GROUND:**

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

2. The development hereby approved shall be carried out in accordance with the submitted drawings numbered CR/24-25/106.02, received 21 May 2024.

**GROUND:**

To secure the proper development of the area.

3. The railings hereby permitted shall be installed in the location shown on the approved drawing numbered CR/24-25/106.02, and shall be the Marshalls Ferrocast Hartlepool railing system, finished in black gloss paint to match the railings on the lower promenade, as annotated on the approved drawing.

**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 advice as contained within the National Planning Policy Framework.

4. The replacement roof hereby permitted shall be installed as detailed on the approved drawing numbered CR/24-25/106.02, and the fascia shall be finished in black or anthracite grey, and the replacement roof windows shall be installed as detailed on the Whitesales Ltd drawing



titled Em-Glaze Linked Sheet number 1 of 1, submitted with the application, received 14 May 2024.

**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 advice as contained within the National Planning Policy Framework.

5. The drop down bollard hereby permitted shall be installed in the location shown on the approved drawing numbered CR/24-25/106.02, and shall match as close as possible the colour and ornate design of the existing black bollards.

**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 advice as contained within the National Planning Policy Framework.

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

(d) **A04 L/TH/24/0558 - Margate Harbour Arm Stone Pier, Margate**

**PROPOSAL:** Application for Listed Building Consent for the erection of 1.2 metre high railings on upper promenade, installation of drop down bollard, replacement of roof and roof window.

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

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

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

**GROUND:**

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

2. The development hereby approved shall be carried out in accordance with the submitted drawings numbered CR/24-25/106.02, received 21 May 2024.

**GROUND:**

To secure the proper development of the area.

3. The railings hereby permitted shall be installed in the location shown on the approved drawing numbered CR/24-25/106.02, and shall be the Marshalls Ferrocast Hartlepool railing system, finished in black gloss paint to match the railings on the lower promenade, as annotated on the approved drawing.

**GROUND:**

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

4. The replacement roof hereby permitted shall be installed as detailed on the approved drawing numbered CR/24-25/106.02, and the fascia shall be finished in black or anthracite grey, and the replacement roof windows shall be installed as detailed on the Whitesales Ltd drawing titled Em-Glaze Linked Sheet number 1 of 1, submitted with the application, received 14 May 2024.

**GROUND:**

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

5. The drop down bollard hereby permitted shall be installed in the location shown on the approved drawing numbered CR/24-25/106.02, and shall match as close as possible the colour and ornate design of the existing black bollards.

**GROUND:**

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

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

Meeting concluded: 8:50pm