

Planning Committee

Minutes of the meeting held on 16 October 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, Keen, Paul Moore, Rattigan, Rusiecki and Wing

In

Attendance: Councillor Pugh

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Matterface, who was substituted by Councillor Everitt.

2. DECLARATIONS OF INTEREST

Councillor Crittenden requested to be recused due to ward councillor involvement with items 5B, 5D and 5C.

Councillors Everitt, K.Bright, Albon and Keen declared a significant interest regarding Item 5F and 5G as these were Thanet District Council Applications, and these councillors were Cabinet Members.

Councillors K.Bright and J.Bright declared a significant interest regarding 5E as Councillor Nichols were their next door neighbours.

3. MINUTES OF PREVIOUS MEETING (EXTRAORDINARY MEETING 04 & 05/09/2024)

Councillor Albon proposed, Councillor Rattigan seconded and Councillors agreed that the minutes of the meeting held on 4 and 5 September 2024 be approved as a correct record.

4. MINUTES OF PREVIOUS MEETING

An amendment to the minutes was noted, that Councillor Paul Moore's apologies would be updated in the minutes.

Councillor Keen proposed, Councillor J.Bright seconded and Councillors agreed that the minutes of the meeting held on 18 September 2024 be approved as a correct record.

5. SCHEDULE OF PLANNING APPLICATIONS

The Chair informed Committee Members that any site visits would take place on the morning of 1 November 2024.

Upon agreement with the Chair, the order of the agenda had been changed, time 5i, R08 F/TH/24/0335 - 47-49 SEA ROAD, WESTGATE-ON-SEA, was discussed first on the agenda.

(a) **A01 F/TH/24/0414 - Upton County Primary School, Edge End Road, Broadstairs**

PROPOSAL: Variation of condition 10 of planning permission F/TH/21/0817 for the "Erection of new sports hall following demolition of existing sports hall" to allow use of lights when school not in use.

Mr Andrew McCulloch spoke against the application.

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

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

1. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 2005-MEB-XX-00-DR-A-3-100 Rev B, 2005-MEB-XX- 00-DR-A-3-102 Rev G, 2005-MEB-XX-00-DR A-3-103 Rev B, 2005-MEB-XX-00-DR- A-3-302 Rev D, 2005-MEB-XX 00-DR-A-3-303 Rev A (notwithstanding the incorrect annotation RAL5003), 2005-MEB-XX-00-DR-A-3-305 Rev B received 28 July 2021; the air conditioning specification documents received 2nd August 2021; and the new pitch layout details, received 23rd August 2021; and the lighting analysis received on 7th June 2024 and the Agent's email confirming fitting of the light shields received on 21st August 2024.

GROUND:

To secure the proper development of the area.

2. Ecological enhancements shall be provided within the site in accordance with the following details, and prior to the first use of the development:

- Plan Number 2005-MEB-XX-00-DR-A-3-100 Rev B, Titled Existing Location Plan and Block Plan, Dated July 2021, together with the associated photographs, Received 26th January 2022

- Plan Number MEB-XX-00-DR-A-3-600 Rev A, Titled Wild Area, Dated 3rd April 2022 and Received 28th March 2022.

GROUND:

In accordance with the requirements of the National Planning Policy Framework and policies SP30 and QD02 of the Thanet Local Plan.

3. Prior to the first use of the building hereby approved, a sound limiting device shall be installed. All live and recorded music must be played through the sound limiter. The overall Music Noise Level (Leq 5mins) must not exceed 10dB below the Background Noise Level (LA90) without the Music Noise Level present, in each octave band at the nearest noise sensitive location. This shall be maintained for the lifetime of the development unless otherwise agreed in writing by 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.

4. Prior to the first use of the sports hall hereby permitted, the affected football pitch shall be re-provided on a west/east axis, with a minimum 3m clear safety run off area from all perimeter lines, in accordance with the submitted pitch run-off plan received 23rd August 2021.

GROUND:

To ensure that there is no loss of playing pitches as a result of the development in accordance with Policy GI05 of the Thanet Local Plan.

5. All external lighting including the bollard lighting (with shields), and the bulk head lights (with integral shields) on the sports hall hereby approved, shall not be used outside of the hours of: Term time Monday to Friday 8am to 10pm; during school holidays, Saturdays and bank holidays 8am to 10pm; and Sundays 9am to 8pm, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In order to limit the impact upon protected species that may be present, in accordance with Policies QD03 and SP30 of the Thanet Local Plan and the advice as contained within the NPPF.

6. The building hereby approved shall not be used other than between the hours of 08:00AM and 16:15PM by the School Monday to Friday during term time; 16:30pm and 22:00PM by the community Monday to Friday during term time; 09:00AM and 22:00PM Monday to Friday during school holidays; 08:00AM and 22:00PM Saturdays and bank holidays; and 09:00AM and 20:00PM on Sundays.

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. During periods of hire, the existing school car park shall be made available for all attendees and parties using the hall hereby approved and shall be available for the duration of the use.

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, and to ensure no additional parking pressure in the surrounding area.

8. The shields as attached to all bollards, and as shown in the submitted applicant's photos, shall be kept and maintained 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.

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

Councillor Moore proposed and Councillor Everitt seconded that the application be deferred to officers to seek further information and potential reduction in the number and location of lights on the northern and east elevation to consider potential light pollution and bring back to members for decision.

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

(b) **D09 F/TH/24/0302 - Kent House Nursing Home, Fairfield Road, Broadstairs**

PROPOSAL: Change of use from existing care home (Use Class C2) to 21No bedroom HMO together with erection of bin store, and alterations to landscaping and parking.

Mr Laurence Coley spoke against the application.

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

THAT the officer's recommendation be adopted, namely that the application be deferred to officers for approval subject to the submission of a signed legal agreement securing the outlined contributions and initiating the Traffic Regulation Order process within 6 months and 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 as amended by the revised drawings numbered 05175_MH03 Rev D received 26/09/24, 05175_MH05 Rev A,, 05175_MH06 Rev A, received 29/07/2024 and, 05175_MH04 Rev B received 27/03/2024, together with the cycle store image received 16/04/2024.

GROUND:

To secure the proper development of the area.

3. Prior to the first occupation of the building hereby permitted, all refuse storage and laundry room facilities shall be provided in accordance with the submitted 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.

4. Prior to the first occupation of the building hereby permitted, details of the construction of the ceilings, floors and walls of the bedrooms shall be submitted to and approved by the Local Planning Authority. The information supplied must demonstrate that a sound reduction (Rw) shall meet the specification in Section 6 'rooms for residential purposes' Approved Document E.

GROUND:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise.

5. 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.

6. Prior to the occupation of the building for the use hereby approved, full details of the soft landscape works, to include species, size and precise location of new trees, shrubs, hedges and grassed areas to be planted as shown on the approved block plan shall be submitted to, and approved in writing by, the Local Planning Authority. All soft landscape works shall be carried out in accordance with the approved details prior to the first occupation of the building, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Following completion of the landscape 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.

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

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

Councillor Moore proposed and Councillor Bayford seconded that the application be deferred to officers to bring back a report to the Planning Committee outlining potential reasons for refusal of the application for decision.

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

(c) **A02 FH/TH/24/0650 - 31 Dane Crescent, Ramsgate**

PROPOSAL: Erection of dormer to rear elevation together with 2No rooflights to front elevation and installation of cladding to rear dormer (retrospective application).

It was proposed by Councillor Rattigan and seconded by Councillor Boyd: THAT the officer's recommendation be adopted, namely that the application be approved for the following reason:

1. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 01, 04 and 05, received 12 July 2024.

GROUND:

To secure the proper development of the area.

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

(d) **A03 FH/TH/24/0652 - 31 Dane Crescent, Ramsgate**

PROPOSAL: Erection of 2.7 metre and 2.45 metre high slatted fence with 2.2m high close boarded fence to east boundary and 2.4 metre high close boarded fence to west boundary (retrospective application).

It was proposed by Councillor Rattigan and seconded by Councillor Boyd: THAT the officer's recommendation be adopted, namely that the application be approved for the following reason:

1. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 12, received 12 July 2024.

GROUND:

To secure the proper development of the area.

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

(e) **A04 FH/TH/24/0653 - 31 Dane Crescent, Ramsgate**

PROPOSAL: Installation of decking to rear and erection of bike shed (retrospective application).

Councillor Crittenden spoke under Council Rule Procedure 20.1.

It was proposed by the Vice Chair and seconded by Councillor Rattigan:

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

1. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 07, received 12 July 2024.

GROUND:

To secure the proper development of the area.

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

- (f) **A05 FH/TH/24/0864 - Old Convent Farm House, Reading Street, Broadstairs**

PROPOSAL: Erection of single storey pitched roof annexe building following demolition of existing garden room.

It was proposed by Councillor Rattigan and seconded by Councillor Boyd:
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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 3201_PL_101A, 103A and 104A and received 3rd October 2024.

GROUND:

To secure the proper development of the area.

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

GROUND:

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

4. The annexe hereby permitted shall be constructed using slate roof tiles, horizontal shiplap board stained dark, brown, brick plinth to match existing, and timber double, glazed windows in accordance with the plan received 03 October 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.

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

(g) **A06 L/TH/24/0551 - Cliff Lift, Queens Promenade, Margate**

PROPOSAL: Application for listed building consent for replacement of existing lift car, refurbishment of cliff top entrance shutter, installation of external light at sea front level, replacement of key clamp hand rail to the plant room to be replaced with art deco style hand rail and infill panel and re instate top window to match existing.

It was proposed by Councillor Rattigan and seconded by Councillor Boyd: 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 replacement windows hereby permitted shall replicate the existing windows in all respects, including moulding profiles, glazing bars, cover beads and cills.

GROUND:

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

3. Prior to the installation of the CCTV system hereby approved, details and manufacturer's specification of the cameras and fixings and the location they are to be fitted 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 treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy

HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

4. The bulk head light to be fitted above the front level lift entrance hereby permitted shall be Mullan Ross Wall Light in Antique Brass in accordance with the details received on 13th May 2024 unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

5. Prior to the installation of the handrail hereby approved, details and manufacturer's specification of the colour, material and fixings 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 treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

6. Prior to the installation of the sea level door to the lift lobby hereby approved, details and manufacturer's specification of the colour and material 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 treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

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

(h) **A07 F/TH/24/0196 - Loughborough Court, Sussex Street, Ramsgate**

PROPOSAL: Replacement of balcony structures and timber railings to steel metal railings with composite decking together with the removal of canopy roofs and installation of a central privacy screen to Flats 7-12 and 26-30 and 32-36.

It was proposed by Councillor Rattigan and seconded by Councillor Boyd: 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 PL 104, PL 205, PL 206 received on 22nd February 2024 and drawings numbered PL 203 and PL 403 received on 4th June 2024.

GROUND;

To secure the proper development of the area.

3. The metal balconies hereby permitted shall be constructed using black metal railings measuring 1.15m in height in accordance with the detailed plans No. PL 203 and PL 403 received on 4th June 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.

4. Prior to the installation of the 2.1m high privacy screens hereby approved, details of the colour and 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:

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

5. Prior to the installation of the balcony decking hereby approved, details of the colour and 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:

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

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

(i) **R08 F/TH/24/0335 - 47-49 Sea Road, Westgate-on-Sea**

PROPOSAL: Variation of condition 1-8 of planning permission F/TH/19/1157 for the "Part-retrospective application for the erection of 2no. three and four storey buildings containing 14no. 2-bed apartments, with basement storage and cycle parking, and surface parking with landscaping" to allow changes to design to include alterations to roof shape, dormer windows, fenestration,

balustrading, roof height, terrace areas, and materials; together with erection of additional floor to glazed link (Retrospective application).

Councillor Pugh spoke under Council Procedure 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 reasons:

1. The development, by virtue of its materials, and the roof design of block 3, has resulted in a poor quality development that has materially diminished in its design and materials when compared to the previously approved schemes, whilst incorporating a dominant and intrusive form of development at roof level that is out of keeping with, and unsympathetic to, the surrounding traditional character and appearance of the conservation area. The development is therefore considered to be contrary to Policy QD02 of the Thanet Local Plan, Policy WSNP3 of the Westgate Neighbourhood Development Plan, and paragraphs 135 and 140 of the NPPF.

2. The development has resulted in the loss of 14no. parking spaces when compared with the previously approved scheme, for which no justification has been submitted, and which fails to achieve minimum parking standard provision. The site is located on the seafront, and the development as proposed will result in the need for future occupiers to park on-street due to the lack of off-street parking for the 32no. flats (in total), which is likely to result in highway and pedestrian safety issues (once the site is fully occupied) from vehicle movements impeding the free flow of traffic, and the demand for on-street parking at peak periods. The site also fails to offer the 3no. electric vehicle charging points previously secured, the loss of which will reduce the sustainability of the development by failing to support alternative forms of transport. The development is therefore considered to be contrary to Policies SE05 and TP06 of the Thanet Local Plan, Policy WSNP3 of the Westgate Neighbourhood Development Plan, and paragraphs 116 and 140 of the NPPF.

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

(j) **D10 OL/TH/24/0200 - Flambeau Europlast Ltd, Manston Road, Ramsgate**

PROPOSAL: Outline application for the erection of 118 dwellings including access, following demolition of existing buildings.

Councillor Everitt called in this application from the reserve list and spoke accordingly.

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 reason:

1. Approval of the details of the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 23-007/001C received 09 July 2024.

GROUND:

To secure the proper development of the area.

6. No development shall take place, excluding demolition of the warehouse building to ground level and removal of other structures, 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.

7. No development shall commence until a site characterisation and remediation scheme has been submitted to and approved in writing by the Local Planning Authority and the remediation scheme has been implemented in accordance with the approved details. The site characterisation, remediation scheme and implementation of the approved remediation scheme shall be carried out in accordance with the following criteria (a) Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and 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, and shall include o A survey of the extent, scale and nature of contamination

- An assessment of the potential risks to
- Human health
- Property
- Adjoining land
- Groundwaters and surface waters
- Ecological system
- An appraisal of remedial options and a recommendation of the preferred options

The site characterisation report shall be conducted in accordance with British Standards and current DEFRA and Environment Agency best practice.(b) Submission of remediation scheme 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 must be prepared, and shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site cannot be considered as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.(c) Implementation of Approved Remediation Scheme The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of the development other than that required to carry out remediation. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with Policy SE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

8. No development shall take place until the method of piling foundations has been submitted to and agreed in writing by the Local Planning Authority. Any such piling shall thereafter be undertaken in accordance with the agreed details.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with Policy SE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

9. If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with Policy SE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

10. 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.

11. No development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principles contained within the Flood Risk Assessment and Drainage Strategy report (June 2024- Issue 3), namely the proposed offsite discharge rate. The submission will further 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 without increase to flood risk on or off site.

The drainage scheme shall also include demonstration of:
 any existing surface water flow paths being accommodated and disposed of without increase to flood risk on or off site
 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.

12. Details pursuant to condition 1 shall demonstrate that any on site flow paths can be safely managed and accommodated within the development layout proposed and that the surface water drainage scheme can accommodate all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm within the proposed development layout.

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.

13. 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.

14. 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.

15. 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.

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

- a. Routing of construction and delivery vehicles to / from site
- b. Parking and turning areas for construction and delivery vehicles and site personnel
- c. Timing of deliveries
- d. Provision of wheel washing facilities
- e. Temporary traffic management / signage
- f. Measures to control noise affecting nearby residents
- g. Dust control measures
- h. Access arrangements

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 IAQM Guidance on the Assessment of dust from demolition and construction 2024 [Section 6 - Mitigation Measures, of the Air Quality Report submitted at Outline]; the Plan shall include mitigation measures.

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.

17. Prior to the first occupation of the development hereby permitted, the alterations to the access to the site and the provision of a pedestrian crossing as shown on plans 23- 007/001C shall be provided and thereafter maintained.

GROUND:

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

18. Prior to the first occupation of the development hereby approved visibility splays as shown on submitted plan 23-007/001C shall be provided to the access on to Manston Road 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.

19. Details to be submitted pursuant to Condition 1 above for landscaping shall include measures to restrict the use of the emergency access to pedestrians and cyclists only other than in the event of an emergency.

GROUND:

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

20. Prior to the first occupation of the development hereby approved, details of the design of the electric vehicle charging points, shall be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented and maintained as approved.

GROUND:

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

21. Prior to the first occupation of the development hereby permitted details of the cycle parking, which shall be in the form of one space per bedroom (dwelling) and one space per flat shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

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

22. No development shall commence until a verification report has been submitted to and approved in writing by the Local Planning Authority which confirms that all required pre works mitigation for reptiles has been undertaken in accordance with the Reptile Mitigation Strategy, Corylus Ecology, April 2024. The receptor site will be managed as suitable habitat for

reptiles in perpetuity and monitoring will be undertaken post-development as stated within the 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.

23. No development shall take place (including any ground works, site or vegetation clearance) until a construction environment management plan for biodiversity has been submitted to and approved in writing by the local planning authority. The CEMP (biodiversity) will include the following:

- a) Details of the purpose and objectives of proposed mitigation works during construction;
- b) The identification of biodiversity protection zones and proposed use of protective fences, exclusion barriers and warning signs;
- c) Details of methods, timing, extent and location of proposed mitigation works including appropriate scale maps and plans, with reference to:
 - Standard pollution prevention and control measures;
 - Containment, control and removal of invasive plant species;
 - o A timetable for pre-works habitat management/enhancement works as detailed in the Reptile Mitigation Strategy, Corylus Ecology, April 2024;
 - Precautionary mitigation measures for breeding birds and hedgehog;
- d) Timetable for implementation, demonstrating that mitigation works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the mitigation works, including any times during construction when specialist ecologists need to be present on site to undertake / oversee works;
- f) Initial aftercare and reference to a long-term maintenance plan (where relevant);
- g) Disposal of any wastes for implementing work.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter as required.

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.

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

- a) Identify those areas/features on site that are particularly sensitive for badgers and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;

b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.

c) Details of the types of lighting to be used including their fittings, illumination levels and spread of light.

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

GROUND:

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

25. Prior to development above slab level to enable the inclusion of building integrated features, a detailed Biodiversity Enhancement Plan showing how the development will enhance biodiversity for the long term will be submitted to, and approved in writing by, the local planning authority. This will include a native species planting schedule and habitat boxes for protected and priority species as detailed within Section 4.5 of the Preliminary Ecological Appraisal, Corylus Ecology, May 2023. The Plan will include a full planting schedule and outline management measures to achieve the proposed habitats in alignment with the Biodiversity Net Gain Plan. The Plan will also show the type, number and locations for all proposed bat and bird boxes. All boxes will be of woodcrete/woodstone or similar to ensure durability. The approved measures will be implemented and retained thereafter.

GROUND:

In order to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, the advice as contained within the NPPF and Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)

26. The Biodiversity Gain Plan, required to be submitted prior to commencement of development by Town and Country Planning Act 1990 Schedule 7A, and the landscaping details submitted pursuant to condition 1 shall be prepared in accordance with the Corylus Ecology outline Biodiversity Net Gain report dated 1st March 2024.

GROUND:

In order to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, the advice as contained within the NPPF and Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)

27. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
a non-technical summary;

the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 and the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority.

The habitat creation and enhancement works as approved shall be carried out, managed and maintained in accordance with the approved HMMP. Notice in writing shall be given to the Local Planning Authority when the HMMP has been implemented and habitat creation and enhancement works as set out in the HMMP have been completed.

GROUND:

In order to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, the advice as contained within the NPPF and Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)

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

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted,
 - the treatment proposed for all hard surfaced areas beyond the limits of the highway,
 - walls, fences, other means of enclosure proposed,
 - ecological enhancements to be provided within the site,
- shall be submitted to, and approved in writing by, the Local Planning Authority.

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. 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 area 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

30. Details pursuant to condition 1 shall show open space provision in accordance with Policy GI04, including the provision of a Local Area of Play (LAP) on site.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, and provide local play space, in accordance with Policies QD02 and GI04 of the Thanet Local Plan, and guidance within the NPPF.

31. Prior to the construction of the external surfaces of the development hereby approved, an Acoustic Design Statement in accordance with ProPG Planning & Noise 2017 and Noise Impact Assessment dated 20th June 2024 submitted 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 industrial estate. 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:

In the interests of amenity for future occupiers in accordance with policies QD03 and SE06 of the Thanet Local Plan and the advice contained within the NPPF

32 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.

33. Details to be submitted in pursuant of condition 1 above shall include the refuse storage facilities and clothes drying facilities for the flat blocks.

GROUND:

To achieve high standards of living accommodation in accordance with Policies QD03, QD04 and QD05 of the Thanet Local Plan

34. Details to be submitted pursuant to condition 1 above for design shall show all units in compliance with the Nationally Described Space Standards as set out within Policy QD04 of the Thanet Local Plan; and the location of

the accessible and adaptable accommodation to be provided in accordance with Policy QD05 of the Thanet Local Plan.

GROUND;

To achieve high standards of living accommodation in accordance with Policies QD03, QD04 and QD05 of the Thanet Local Plan

35. All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

GROUND;

To serve the future occupants of the development in accordance with Thanet Local Plan Policy SP14 and the guidance within the National Planning Policy Framework.

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

Meeting concluded : 10.29 pm