

Planning Committee

Minutes of the meeting held on 18 December 2024 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors:

Bayford;

K. Bright;

J. Bright;

Dennis.

Councillor Wright substituted for Councillor Bayford.

2. **DECLARATIONS OF INTEREST**

Councillor Garner was recused from item 6b, A02 FH/TH/24/1145 24 Picton Road Ramsgate, as he was speaking under Council Rule Procedure 20.1.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Moore proposed, Councillor Matterface seconded and the committee agreed that the minutes of the meeting held on 20 November 2024 be approved as a correct record.

4. **SITE VISIT ROOKS, 7-9 KING STREET RAMSGATE**

This application was deferred to January 2025.

5. **KENT HOUSE, FAIRFIELD PARK, 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.

The Chair proposed and seconded by the Vice Chair that members approve the application subject to the safeguarding conditions as set out within the report contained within Annex 1 (to the committee report) and as detailed below:

GROUND:

1 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 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.

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

Councillor Garner proposed and Councillor Albon seconded that option 2 within the report be applied, that Members refuse the application on the following grounds:

“The proposed change of use, by virtue of the increased activity from the users of the HMO, would result in a detrimental increase in noise and

disturbance to the neighbouring residential properties, causing significant harm to the living amenity of the occupiers and character of the area, in the absence of any management plan to mitigate the impact or activity, contrary to policies HO19 and QD03 of the Thanet Local Plan, Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan and paragraph 135 of the National Planning Policy Framework.

The proposed change of use, by virtue of the increased demand for parking on Fairfield Road and the number of residents, would result in additional parking pressure in an area where there is reduced on-street parking provision at peak times, and in the absence of parking surveys in the am peak accounting for school traffic, causing significant harm to parking amenity in the area and congestion within the network, contrary to policies HO19, QD02 and TP06 of the Thanet Local Plan, Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan and paragraphs 115 and 135 of the National Planning Policy Framework”.

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

6. **SCHEDULE OF PLANNING APPLICATIONS**

(a) **A01 F/TH/24/0982 4 Wilkie Road Birchington Kent CT7 9HE**

This application was deferred to a future meeting of the planning committee.

(b) **A02 FH/TH/24/1145 24 Picton Road Ramsgate Kent CT11 9QA**

PROPOSAL: Replacement of existing rear window with door following demolition of existing conservatory and installation of steps (retrospective.)

Ms Hollins spoke against the application.

Councillor Garner spoke under Council Rule Procedure 20.1.

It was proposed by the Chair and seconded by the Vice-Chair: THAT the officer's recommendation be adopted for the following reasons:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered PR/05 and PR/07 received 16 October 2024.

GROUND:

To secure the proper development of the area.

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

(c) **A03 FH/TH/24/0970 25 Brecon Square Ramsgate Kent CT12 6NS**

PROPOSAL: Erection of a single storey rear extension with raised access 0.9 metre ramp.

It was proposed by Councillor Keen and seconded by Councillor Albon:
 THAT the officer's recommendation be adopted, namely that the application be approved subject to the following safeguarding 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 24/671/JGPL01 Rev B received 29 November 2024.

GROUND:

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extension hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND:

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

4 Prior to the first use of the external ramp hereby permitted, a 1.8m high obscure glazed privacy screen (to obscurity level 4 or equivalent), as shown on plan numbered 24/671/JGPL01 Rev B, shall be installed to the side of the platform adjacent to the boundary and rear door of no. 26, and therefore maintained.

GROUND:

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

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

(d) **D04 Car Park At 20 To 22 Albion Place RAMSGATE Kent CT11 8HQ**

PROPOSAL: Erection of a five storey building to accommodate 13No self-contained flats, comprising of 5No 1-bed, 7No 2-bed and 1No 3-bed, together with associated access, parking and landscaping.

Mr Turnier spoke in favour of the application.

Mr Fitzpatrick spoke against the application.

It was proposed by the Chair and seconded by the Vice-Chair: THAT the officer's recommendation be adopted to defer and delegate for approval subject to the receipt of a section 106 agreement securing the stated heads of terms within 6 months and the following safeguarding 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 P101 Rev 1, P102 Rev 1, P103 Rev 1 and P104 Rev 1 received 05 June 2024, 903 and 904 received 25 July 2024, P105 Rev 2, P107 Rev 2 and P110 Rev 2 received 20 August 2024, P00 Rev 2, P905 Rev 1 and P906 Rev 2 received 03 September 2024.

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.
 (a) Routing of construction and delivery vehicles to / from site (b) Parking and turning areas for construction and delivery vehicles and site personnel (c) Timing of deliveries (d) Provision of wheel washing facilities (e) Temporary traffic management / signage (f) Measures to control noise affecting nearby residents (g) Dust control measures (h) Access arrangements

GROUND

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

4 Prior to the commencement of development, details shall be submitted and approved in writing by the local planning authority in consultation with the local highway authority, showing the provision of basement wall structure(s) supporting the highway footway in Albion Place, and removal of an existing retaining wall supporting the highway carriageway in Cottage Road.

GROUND:

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

5 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.

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 a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

GROUND

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF

8 Prior to the installation of any external windows and doors, joinery details at a scale of 1:5 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 and advice contained within the National Planning Policy Framework.

9 Prior to the installation of the railings and balcony balustrading, details including the material and a sectional profile shall be submitted to and approved in writing by the Local Planning Authority. The railings and balustrading 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 the advice contained within the National Planning Policy Framework.

10 Prior to the first occupation of the development hereby approved, details of the design of the electric vehicle charging points, to be located as shown on the approved plan numbered P00 Rev 2 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 of the Thanet Local Plan and the advice as contained within the NPPF

11 Prior to the first occupation of the development hereby approved details of the proposed refuse stores shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage facilities shall be provided in accordance with the approved details, and prior to the first occupation of the development, and shall thereafter be maintained.

GROUND

To provide an adequate standard of amenity for the future occupiers of the development in accordance with Policy QD03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

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

15 Prior to the first occupation of the development, the area shown on approved plan P00 Rev 2 for the parking and maneuvering of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

GROUND

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

16 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.

17 Prior to the installation of all external meter boxes/cupboards details of materials and design of the meter cupboards shall be submitted to and approved in writing by the Local Planning Authority and installed accordingly.

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.

18 All new windows shall be and 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 advice contained within the National Planning Policy Framework.

19 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. P906 Rev 2 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.

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

7. **NEWINGTON COMMUNITY CENTRE, PRINCESS MARGARET AVENUE, RAMSGATE**

It was proposed by the Chair and seconded by the Vice-Chair: THAT the officer's recommendation, for members to approve the application for a non-material amendment to planning permission under reference NM/TH/24/1203, be adopted.

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

Meeting concluded : 9.08 pm