

Planning Committee

Minutes of the meeting held on 19 December 2023 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In

Attendance: Councillors Davis and Rogers

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Rattigan and Wing.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **SCHEDULE OF PLANNING APPLICATIONS**

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

A point of information was outlined by the Planning Applications Manager:

“The government today published both a revised NPPF and the 2022 results of the Housing Delivery Test. The update to the NPPF removes the requirement for a 5 year supply of housing land to be demonstrated for authorities with a local plan less than 5 years old. However, the 2022 results of the housing delivery test (looking at the completions for 3years up to 31st March 2022, at the requirement of the local plan for delivery factoring in a covid discount on that requirement) show that the district has delivered 71% of the housing need in that period. This means that the tilted balance outlined as the new paragraph 11 of the NPPF would be engaged for any decision that Council issues tomorrow on the applications for housing being discussed tonight. Therefore for items 3A, 3B and 3C, all for housing, the Council should grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Therefore, the recommendation for items 3A, 3B and 3C are not updated.”

(a) **A04 F/TH/23/0850 - Little Cliffsend Farm, Chalk Hill, Ramsgate**

PROPOSAL: Change of use of land from agricultural to the keeping of horses; formation of access routes for horses and agricultural vehicles, sand school, lunge, vehicle parking area and bunds.

Mr Elvidge spoke in favour of the application.

Councillor Chapman spoke on behalf of Cliffsend Parish Council.

Councillor Davis 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 approved subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 23/626/JG/PL02 received 23/06/2023, 23/626/JG/PL01 Rev C and, 23/626/JG/PL03 Rev E received 22/09/2023, and the site location plan received 12/07/2023.

GROUND:

To secure the proper development of the area.

2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

GROUND:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework.

3. The sand school and lunge hereby approved shall only be available for use Monday-Sunday between the hours of 7am-9pm.

GROUND:

In the interests of the amenity of the area, in accordance with Policies QD02 and QD03 of the Thanet Local Plan.

4. Prior to the installation of any external lighting a lighting plan shall be submitted to and approved in writing by the local planning authority. The lighting strategy shall:
 - a) Show how and where external lighting will be installed;
 - b) 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 lighting plan and these shall be maintained thereafter in accordance with the strategy.

GROUND:

To protect the landscape character area, the characteristics of this countryside location, and wider amenity, in accordance with the aims of policies SP24, SP26, QD02 and SE08 of the Thanet Local Plan and the advice as contained within the NPPF.

5. Within 12 weeks of the date of this approval a landscaping plan shall be submitted to the Local Planning Authority for its written approval. The plan shall demonstrate that the approved earth bunds will be planted with a species rich grassland mix, and shall provide details of how the grassland within the bunds will be established (including timeframes for doing so), managed, and maintained. The plan shall be implemented as approved.

GROUND:

To ensure biodiversity net gain, in accordance with the aims of Policy SP30 of the Thanet Local Plan and paragraphs 174 and 180 of the NPPF.

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

- (b) **D01 F/TH/21/1671 - Land South of Canterbury Road West, Ramsgate**

PROPOSAL: Erection of 141 dwellings, with open space, landscaping, access and associated infrastructure.

Mr Wnorowski spoke in favour of the application.

Councillor Chapman spoke on the behalf of Cliffsend Parish Council.

Councillor Rogers spoke under Council Rule 20.1.

Councillor Davis 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 and delegated for approval subject to the receipt of a legal agreement to secure the agreed heads of terms, with the adoption of the shadow Habitat Regulations Assessment at annex 5, 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:

Proposed Site Layout AA8931-2003 - Rev S
 Proposed Tenure AA8931-2004 - Rev V
 Proposed Roof Plan AA8931-2005 - Rev T
 Proposed Typology Plan AA8931-2006 - Rev T
 Proposed Parking Plan AA8931-2007 - Rev T
 Proposed Refuse Strategy AA8931-2009 - Rev S
 Proposed Building Materials AA8931-2010 - Rev S
 House Type Av1 AA8931-2100 - Rev C
 House Type Av1 and Bv1 AA8931-2101 - Rev B
 House Type Av2 AA8931-2102 - Rev C
 House Type Av3 and Bv1 Plans AA8931-2103 - Rev C
 House Type Av3 and Bv1 Elevs AA8931-2104 - Rev C
 House Type Av3 and E Plans AA8931-2107 - Rev D
 House Type Av3 and E Elevs AA8931-2108 - Rev C
 House Type Av4 AA8931-2109 - Rev C
 House Type Av5 Plans AA8931-2110 - Rev C
 House Type Av5 Elevs AA8931-2111 - Rev C
 House Type Bv1 AA8931-2112 - Rev C
 House Type Bv1 and Bv2 AA8931-2113 - Rev C
 House Type Bv3 AA8931-2114 - Rev C
 House Type C AA8931-2115 - Rev C
 House Type Cv2 AA8931-2116 - Rev C

 House Type C and Cv2 AA8931-2117 - Rev C
 House Type D AA8931-2118 - Rev C
 House Type Dv2 AA8931-2119 - Rev C
 House Type Dv3 AA8931-2120 - Rev C
 House Type E AA8931-2121 - Rev C
 House Type G AA8931-2122 - Rev C
 Flat Block Plans AA8931-2123 - Rev E
 Flat Block Elevations AA8931-2124 - Rev E
 House Type Av3 and E Lowered Eaves AA8931-2125 Rev E
 House Type Bv3 Semi-Detached AA8931-2126 - Rev C
 House Bv3 and D AA8931-2127 - Rev C
 Schedule of Plots and House Types AA8931 - Rev C
 Schedule of Accommodation AA8931 - Rev L
 Street Scenes Block A, B AA8931-2200 - Rev A
 Street Scenes Block C, D, E AA8931-2201 - Rev C
 Street Scenes Block D, E AA8931-2202 - Rev A
 Street Scenes Block F, G AA8931-2203 - Rev B
 Street Scene Block F, G, H AA8931-2204 - Rev E
 Street Scenes - Clive Road/Southern Boundary AA8931-2205 - Rev J
 Street Scenes - Clive Road/Southern Boundary AA8931-2206 - Rev A
 Western Edge Street Scene
 Landscape Masterplan AL8931-02000 - Rev L
 Landscape General Arrangement Plan AL8931-02001 - Rev N

GROUND:

To secure the proper development of the area.

3.
 - A. No development shall take place until the applicant or their agents or successors in title, has secured the implementation of archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.
 - B. The archaeological investigation and recording shall be carried out in accordance with the agreed specification and timetable.
 - C. 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. a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
 - b. an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;
 - c. a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.
 - D. The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

GROUND:

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

4. Prior to the first occupation of the development hereby permitted a scheme of interpretation that includes information boards in public open space areas of the development should be agreed with the Local Planning Authority. The scheme should include the location for information boards, their content and timetable for their establishment. The interpretation boards will be established in accordance with the agreed scheme.

GROUND:

To ensure that the archaeological interest of the development site is appropriately interpreted and presented in the public realm, in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

5. 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.

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.

7. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

GROUND:

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

8. 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.

9. Within six months of works commencing (including site clearance), a Landscape and Ecological Management Plan (LEMP) will be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP will be based on the 'Landscape master Plan' (PRP October 2021) and include the following:
 - a) Description and evaluation of features to be managed (including a native-species only landscape scheme);
 - b) Ecological trends and constraints on site that might influence management;
 - c) Aims and objectives of management;

- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions, together with a plan of management compartments;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of the body or organisation responsible for implementation of the plan, and;
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

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.

10. 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.

11. No development shall take place until details of the means of foul drainage have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

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

12. Prior to the installation of the pumping station, details of its layout and design shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall show the boundary of the pumping station a minimum of 15m from the nearest habitable room window within the nearest residential dwelling. The pumping station shall be installed in accordance with the approved details, and thereafter maintained.

GROUND:

To protect the amenity of future occupiers of the development, in accordance with Policy QD03 of the Thanet Local Plan.

13. 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 Drainage Strategy report (08 October 2021). The submission shall also 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.

14. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report for that phase, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that

approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

GROUND:

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

15. Prior to the occupation of the development hereby approved, details of an acoustic barrier, to be erected along the southern boundary of the site, and the eastern boundary of the equipped play area adjacent to no. 17 Clive Road, including details of its ongoing maintenance shall be submitted to and approved by the Local Planning Authority and once approved this shall thereafter be installed and permanently retained.

GROUND:

To protect the amenity of existing neighbouring properties and the future occupiers of the development, in accordance with Policy QD03 of the Thanet Local Plan.

16. Prior to the occupation of the development hereby approved, the recommendations as set out within the Acoustic Associates Sussex Report dated Oct 2021 shall be implemented and thereafter retained.

GROUND:

To protect the amenity of future occupiers of the development, in accordance with Policy QD03 of the Thanet Local Plan.

17. Prior to the commencement of the development hereby permitted, , an emissions mitigation assessment in accordance with Thanet District Council's Air Quality Technical Planning Guidance shall be submitted and approved in writing by the Local Planning Authority. The emissions mitigation assessment shall include a damage cost assessment that uses the DEFRA emissions factor toolkit and should include details of mitigation to be included in the development which will reduce the emissions from the development during construction and when in operation. 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.

GROUND:

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

18. Prior to the commencement of the development hereby permitted, an air quality emissions statement that provides details of how the air

quality damage costs, as calculated within the emission mitigation assessment reference dated , 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:

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

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

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

GROUND:

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

20. 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.

21. The area shown on the approved plan numbered AA893102007 Rev T 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.

22. Prior to the first occupation of the flat block hereby permitted, the secure cycle parking facilities, as shown on approved drawing no. AA8931-2003 Rev S 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.

23. Prior to the first occupation of each individual dwelling the following works between that 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.

24. 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 AA8931-2007 Rev T, 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.

25. Prior to the first occupation of each residential unit, the associated vehicular access shall be provided and maintained with pedestrian visibility splays of 2m x 2m, with no obstructions over 0.6m above carriageway level within the splays.

GROUND:

In the interests of highway safety.

26. Prior to the first occupation of the development hereby permitted, a full 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 and SP43, and the advice contained within the NPPF.

27. No vehicular access shall be gained from Clive Road other than by emergency service vehicles, and retractable bollards installed prior to the first occupation of the development as shown on the approved plan numbered AA8931-2003 Rev S.

GROUND:

In the interests of highway safety.

28. Prior to the first occupation of the 70th unit within the development hereby permitted, a pedestrian/cycle connection point shall be provided onto the existing pedestrian/cycle path through the eastern boundary adjacent to unit no.141, as shown on plan numbered AA8931- 2003 Rev S.

GROUND:

To provide pedestrian and cycle connections, and improve sustainability, in accordance with Policies TP02 and TP03 of the Thanet Local Plan.

29. Prior to the first occupation of the block of self-contained flats, the doorstep playspace area associated with that block shall be made available for use, and fully enclosed with boundary treatment to a minimum height of 1.5m, with details to be submitted to and approved in writing by the Local Planning Authority. The doorstep playspace and boundary treatment shall thereafter be maintained.

GROUND:

In order to provide a safe doorstep play area in accordance with Policies QD03 and GI04 of the Thanet Local Plan.

30. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:
- species, size and location of new trees, shrubs, hedges and grassed areas to be planted
 - the treatment proposed for all hard surfaced areas beyond the limits of the highway
 - walls, fences, other means of enclosure proposed 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 adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan.

31. 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.

32. Prior to the first occupation of the development hereby permitted, full details of the local equipped area for play, as shown on plan numbered AL8931-02000 Rev N, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include how the play area is laid out, details of the equipment (to include a minimum of six pieces), and details of the boundary treatment. The equipped play area shall be provided in accordance with the approved details, and be operational and made available for use prior to the occupation of no more than 20% of the dwellings.

GROUND:

To provide an adequate equipped play space to serve the development, in accordance with Policy GI04 of the Thanet Local Plan.

33. The public right of way enhancement works to PROW TR32 within the site shall include its widening to 3m, and its resurfacing with a hoggin surface, or alternative as otherwise agreed by the Local Planning Authority. The PROW shall maintain this agreed surface material through the turning head in order to prioritise the PROW in the interest of pedestrian safety. The enhancement works shall be carried out prior to the first occupation of the development hereby permitted.

GROUND:

To enhance pedestrian movement and improve sustainability, in accordance with Policy TP02 of the Thanet Local Plan.

34. Prior to the provision of the community garden, details of the shed, planters, boundary treatment, and management plan shall be submitted to and approved in writing by the Local Planning Authority. The community garden shall be provided in accordance with the approved details and thereafter maintained in accordance with the management plans.

GROUND:

To provide community growing space, and to protect visual amenity, in accordance with Policies GI04 and QD02 of the Thanet Local Plan.

35. Prior to the commencement of development hereby permitted, an Open Space specification shall be submitted to and approved in writing by

the Local Planning Authority, to accord with principles shown in the landscape masterplan numbered AL8931-02000 Rev N. The Open Space Specification shall:

- Identify the location and extent of the main areas of formal and informal open space to be provided;
- Outline local play space to be provided;
- Detail how the relevant areas of public open space and play areas are to be laid out, paved, planted or equipped ; and
- Identify space for allotment use within or adjacent to the orchard area (or provide a justification as to why this provision is not achievable);

The landscaped areas, open space and play space in any phase shall be laid out and implemented in accordance with approved details and shall be permanently retained thereafter and used for and made available for public amenity and play space purposes only.

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, GI04 and GI06 of the Thanet Local Plan and guidance within the National Planning Policy Framework.

36. 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.

37. 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.

38. 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.

39. The first floor kitchen/lounge window in the side elevation of the development serving flat 1.3 hereby approved shall be non-opening below 1.73m above the finished internal floor level, and 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 the 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.

40. The refuse storage facilities for the flats as specified upon the approved drawing numbered shall be provided prior to the first occupation of the flats and 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.

41. Prior to the construction of the external surfaces of the development hereby approved samples of 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.

42. Prior to the installation of the windows and doors hereby approved, details and manufacturer's specification of the windows and doors 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.

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

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 **LOST**.

Councillor Albon proposed and Councillor Keen seconded that the application be refused for the following reasons:

- The proposal, by virtue of its location and form, would result in the loss of countryside and harm to the characteristics of the Wantsum North Slopes Landscape Character Area and the rural character of the village, where the need for and the impact from development has not being demonstrated to outweigh the need to protect Thanet's landscape character and local distinctiveness. The proposal would result in an unsustainable form of development on the edge of a small village, where visual harm will result from the additional built form, which is not sufficiently outweighed by economic, social or environmental benefits, contrary to Policies SP01, SP24, SP26 and QD02 of the Thanet Local Plan 2020 and paragraphs 8, 135 and 180 of the National Planning Policy Framework;
- The proposed development would result in the irreversible loss of best and most versatile agricultural land. The proposal has failed to demonstrate that the benefits of the proposal would outweigh the harm arising from the loss of agricultural land, and that no other suitable sites of poorer agricultural quality could accommodate the development, or lead to likely accumulated and significant losses of high quality agricultural land. The proposal would therefore be contrary to Policy E16 of the Thanet Local Plan and paragraph 180 of the National Planning Policy Framework.
- The applicant has failed to enter into a legal agreement to secure affordable housing, and the delivery of the necessary planning obligations required in order to mitigate the impacts of the proposed development on the local infrastructure and make the development acceptable in all other respects. The application is therefore contrary to Policies SP23 and SP41 of the Thanet Local Plan and the National Planning Policy Framework.
- The proposed development will result in increased recreational pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to Policy SP29 of the Thanet Local Plan, Paragraphs 180, 180 and 181 of the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

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

(c) **D02 F/TH/23/1341 - Garage Block Rear of 161 to 213 Clements Road, Ramsgate**

PROPOSAL: Erection of 9No self-contained flats, comprising of 4No 1-bed and 5 No 2-bed, following demolition of existing garages together with associated access, landscaping and parking.

Mr Lemon spoke in favour of the application.

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

THAT the officer's recommendation be adopted, namely that the application be deferred and delegated to officers for approval subject to the transfer of the financial contributions towards the SAMM project and the safeguarding conditions; and being 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 1100 Rev P07, 1101 Rev P07, 1102 Rev P07, 1104 Rev P07, 2050 Rev P06, 2051 Rev P06, 2052 Rev P06, 2053 Rev P06,, 3010 Rev P06 received 07 October 2023, 3011 Rev P06, 3012, Rev P06 and 3013 Rev P06 received 11 October 2023 and, 1015 Rev P09, 1016 Rev P14, DPLC/CLE/LD001/B received, 08 December 2023.

GROUND:

To secure the proper development of the area.

3. 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.

4. 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.

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.

6. Prior to the commencement of the development hereby permitted, details of the electric vehicle charging points to be provided within the development, including their location and design, shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be in the form of one active charging point per allocated parking space, and one active charging point per ten unallocated parking spaces. The electric vehicle charging points shall be provided prior to the first occupation of the development and thereafter maintained.

GROUND:

To protect air quality, in accordance with Policy SP14 of the Thanet Local Plan and the advice as contained within the NPPF.

7. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 1016 Rev P14 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.

8. The area shown on the approved plan numbered 1016 Rev P14 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.

9. 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.

10. 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.

11. Prior to the first occupation of the development hereby permitted, the communal garden as shown on the approved plan numbered 1016 Rev P14 shall be provided and thereafter maintained.

GROUND:

In order to provide suitable amenity space in accordance with Policies QD03 and GI04 of the Thanet Local Plan.

12. Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local

Planning Authority and should be carried out in accordance with the approved details.

- a) Routing of construction and delivery vehicles to / from site
- b) Parking and turning areas for construction and delivery vehicles and site personnel
- c) Timing of deliveries
- d) Provision of wheel washing facilities
- e) Temporary traffic management / signage
- f) Measures to control noise affecting nearby residents
- g) Dust control measures (Including mitigation measures set out in Appendix D of the Air Quality Assessment provided within the ES and IAQM Guidance dust from demolition and construction 2014.)
- h) Access arrangements

GROUND:

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

13. The development hereby permitted shall be completed in accordance with the Geo-Environmental Assessment Report received 23 October 2023.

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.

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

GROUND:

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

15. The development hereby permitted shall be completed in accordance with the recommendations of the protected and details contained in section 5 of the Lloydbore Ecological Impact Assessment report (September 2023) received 07 October 2023.

GROUND:

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

16. The development hereby permitted shall be completed in accordance with the submitted landscaping plan DPLC/CLE/LD001/B received 08 December 2023 and thereafter maintained.

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.

17. 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.

18. 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.

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

- (d) **D03 F/TH/23/1339 - Site of Former Dane Valley Arms, Dane Valley Road, Margate**

PROPOSAL: Erection of 4-storey building accommodating 7 No 1-bed and 6 No 2-bed self-contained flats, and erection of 4 No 2-storey 3-bed semidetached dwellings, together with associated access, parking, and landscaping.

Mr Lemon spoke in favour of the application.

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

THAT the officer's recommendation be adopted, namely that the application be deferred and delegated to officers for approval subject to the transfer of the financial contributions for the identified planning obligations and the safeguarding conditions; and being 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 1025 Rev P08 and 1026 Rev P15, received 05 December 2023; 1107 Rev P09, 3023 Rev P06, 3024 Rev P07, and S4 Rev P02, received 04 December 2023; 1105 Rev P05, 1106 Rev P05, 1108 Rev P07, 1109 Rev P07, 1110 Rev P06, 1111 Rev P07, 1112 Rev P05, 1113 Rev P05, 2025 Rev P03, 2026 Rev P03, 3020 Rev P05, 3021 Rev P05, 3022 Rev P04, 3025 Rev P04, 3026 Rev P05, and 3027 Rev P05, received 06 October 2023.

GROUND:

To secure the proper development of the area.

3. Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Civil Drainage Design Strategy dated 15th August 2023 and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

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

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered,

including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

GROUND:

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

4. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report for that phase, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

GROUND:

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

5. To assess and mitigate the impacts of development on significant archaeological remains:
 - A. Prior to any development works the applicant (or their agents or successors in title) shall secure and have reported a programme of archaeological field evaluation works, in accordance with a specification and written timetable which has been submitted to and approved by the local planning authority.
 - B. Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.
 - C. The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.

- D. Within 6 months of the completion of archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:
- a) a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
 - b) an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;
 - c) a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.
- E. The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

GROUND:

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

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

GROUND:

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

7. Prior to the first occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

GROUND:

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

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

GROUND:

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

9. 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.

10. 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.

11. 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.

12. Prior to the first use of the site hereby permitted, the vehicular access and associated vehicle crossing point onto Dane Valley Road, as shown on the approved plan numbered 1029 Rev P01. should be completed and made operational.

GROUND:

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

13. Prior to the first occupation of the development hereby approved, pedestrian visibility splays of 2m x 2m shall be provided to the driveway accesses onto Arlington Gardens and Dane Valley Road, and the vehicular access onto Dane Valley Road, as shown on the approved plan no. 1029 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.

14. Prior to the first occupation of the development hereby approved, visibility splays of 2.4m x 43m behind the footway on both sides of the vehicular access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained, as shown on the approved plan numbered 1029 Rev P01.

GROUND:

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

15. The area shown on the approved plan numbered 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.

16. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 1026 Rev P15 and 1107 Rev P09 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.

17. 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 1026 Rev P15 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.

18. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:
 - species, size and location of new trees, shrubs, hedges and grassed areas to be planted,
 - the treatment proposed for all hard surfaced areas beyond the limits of the highway,
 - walls, fences, other means of enclosure proposed,
 - ecological enhancements 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.

19. 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.

20. 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.

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

GROUND:

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

22. The lower half of the upper level windows in the northern and eastern elevations of the flat block hereby permitted, as indicated on plans numbered 3024 Rev P07, and 3023 Rev P06, 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 flats 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.

23. The refuse storage facilities as specified upon the approved drawings numbered 1029 Rev P01 and 1107 Rev P09, shall be provided prior to the first occupation of the flats 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.

24. The boundary wall along the eastern boundary of the site shall be erected to a height of 2m, as shown on the approved plan numbered S4-P02.

GROUND:

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

25. 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.

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

GROUND:

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

27. 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.

28. The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes unless otherwise agreed in writing with the Local Planning Authority.

GROUND:

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

29. 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 **CARRIED**.

Meeting concluded : 10.21 pm