

PLANNING COMMITTEE

7 JANUARY 2004

Present: Councillor Cohen (Chairman); Councillors Dickinson (reserve), Fullarton, Goodwin, Mrs Gore, K Gregory, C Hart, Hayton, J D Kirby, R Nicholson (reserve), Ms E Poole, Roberts, Mrs Sheldrick, Mrs Tomlinson (Vice-Chairman) and Ward.

The following Members were also present pursuant to Council Procedure Rule 24(1) and took part in proceedings as follows:

Councillor Mrs Spencer	Minute Number R294(II) F/TH/03/1179
Councillor D Green	Minute Number R294(II) F/TH/03/1200
Councillor B Nicholson	Minute Number R294(I) F/TH/03/1296
Councillor Peppiatt	Minute Number R294(I) F/TH/03/1153

(Before commencement of formal business, Councillor Hayton addressed the Committee to express an apology to the Officers for having doubted, at the last meeting, their definition of the conservation area relating to the 2-4 St Peters Road Margate application.)

R293 MINUTES

The minutes of the Planning Committee meetings held on 1st and 22nd October and 12th November were approved and signed by the Chairman.

R294 SCHEDULE OF PLANNING APPLICATIONS (*)

(I) Application Refused

Mr Moore, applicant, was present and addressed the Committee.

A local resident, Dr Frazer was present and raised points of concern for the Committee to consider upon the following application.

Moved by Councillor Hayton and seconded by Councillor Goodwin that:

“planning permission be refused in respect of the following application for the reasons stated”.

MOTION ADOPTED.

F/TH/03/1153 – Demolition of existing property and erection of two four storey (with accommodation within the roof) blocks creating seven x 3 bedroom apartments, four x 2 bedroom apartments and conversion of existing garage to 3 bedrooed dwellinghouse at 23 Western Esplanade, Broadstairs. (R03)

- (1) The proposed buildings, owing to their excessive size and bulk, together with their prominent siting, would be unduly obtrusive and incongruous within the street scene, out of character with the scale and proportions with the surrounding built environment, detrimental to the visual amenities of the locality.
- (2) The application site lies within an Area of High Townscape Value and the proposed development by virtue of the dominance of the buildings and their relationship to the open character of the area, will be out of keeping with the existing pattern of development, thereby detracting from the extensive views of the site and its surroundings, detrimental to the visual amenities of the locality contrary to the Isle of Thanet Local Plan Policy CB11.
- (3) The proposal represents an unacceptable over development of the site at an excessive density, and the extensive site coverage of the proposed buildings

would thereby result in a cramped and overdeveloped appearance within the plot, severely detrimental to the character and visual amenities of the locality.

- (4) By virtue of their excessive size and bulk, and proximity to existing highways of Western Esplanade and Waldron Road, the proposed buildings would significantly detract from the open character of this prominent cliff top, to the detriment of the visual amenities of the locality.
 - (5) The proposed buildings by virtue of their proximity to, and relationship with, the neighbouring dwellings would result in an unacceptable degree of overlooking and subsequent loss of privacy to those properties and associated areas of amenity space, detrimental to the amenities enjoyed by the occupiers thereof.
 - (6) The proposal, if permitted, would be contrary to Isle of Thanet Local Plan Policies CB1, CB11 and CB12 in that the development is not well designed or in sympathy with its settings and does not achieve a significantly high standard of design to compliment the architectural character of the area.
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A local resident, Dr Tame was present and raised points of concern for the Committee to consider upon the following application.

Moved by Councillor K Gregory and seconded by Councillor Fullarton that:

“planning permission be refused in respect of the following application for the reasons stated”.

MOTION ADOPTED.

F/TH/03/1296 – Installation of a 6m high imitation chimney on roof measuring 1.8m x 1.8m with 3No. dual polar antennae and 2No. 600mm transmission dishes enclosed within chimney, together with the siting of a 5 pack of equipment cabinets located on the lower roof level between the buildings of the Paragon business complex at Paragon House, Albert Street, Ramsgate. (D05)

- (1) The site lies adjoining the Ramsgate Conservation Area in which it is the duty of the Council, as Local Planning Authority, to pay special attention to the desirability of preserving or enhancing its character or appearance, and in the Council's opinion the proposed development, by virtue of its size, design and prominent siting, would detract from the special character of the Conservation Area, contrary to Isle of Thanet Local Plan Policies CB6 and CB7.
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(II) Applications Deferred

Following discussion that considered the principle of residential development acceptable and the use of the existing access also acceptable on the basis of higher levels of prior use, subject to consideration of a detailed proposal it was:

Moved by Councillor Ward and seconded by Councillor Mrs Gore that:

“the following application be deferred and brought back to Planning Committee for further consideration as a detailed application for the erection of a single storey building.”

An amendment moved by Councillor Hayton was withdrawn.

MOTION ADOPTED.

OL/TH/02/0648 – Outline application for the erection of a detached dwelling with garage, utilising the existing access from Balliol Road at 4 Reading Street, Broadstairs. (SV7)

Moved by Councillor Mrs Tomlinson and seconded by Councillor Ward that:

“consideration of the following application be deferred with authority delegated to the Head of Environmental Services to grant planning consent following the satisfactory completion of the proposed works to the existing dwelling and subject to the imposition of appropriate safeguarding conditions, including the retention of hedges that are not otherwise required to be removed in connection with proposed access to the site and the construction of a driveway and garage as detailed on the submitted drawings.”

MOTION ADOPTED.

F/TH/03/0874 – Erection of a detached two-bedroomed bungalow at Land adj. 69 Kingsgate Avenue, Broadstairs. (SV8)

Councillor Ian Gregory, was present on behalf of the applicant and addressed the Committee.

A local resident, Ms Powell was present and raised points of concern for the Committee to consider upon the following application.

Moved by Councillor K Gregory and seconded by Councillor Mrs Gore that:

“consideration of the undermentioned application be deferred with authority delegated to the Head of Environmental Services to grant consent subject to the rear, first floor doors opening inwards, the provision of a guard rail to these doors with no balcony area and subject to the imposition of appropriate safeguarding conditions, including no use of the roof of the ground floor extension as a balcony, roof garden or similar amenity area, or to refuse planning consent should the applicant not agree to the required amendments”

MOTION ADOPTED.

F/TH/03/1257 - Erection of a single storey, flat roof, rear extension and provision of two balconettes to first floor rear elevation at 35 Domneva Road, Westgate. (A02)

Mr Welsh, agent for applicant, was present and addressed the Committee.

A local resident, Mr Landi was present and raised points of concern for the Committee to consider upon the following application.

A proposition from Councillor Mrs Tomlinson on the following application was withdrawn.

Moved by Councillor Fullarton, seconded by Councillor Mrs Tomlinson, that:

“the application be deferred in order for further consideration in respect of the outstanding issues detailed within the report and authority be delegated to the acting Strategic Director to grant planning consent”.

Amendment moved by J D Kirby, seconded by Councillor Hayton that

“the application be deferred and brought back to Planning Committee for further consideration in respect of the below mentioned outstanding issues: -

- No objections being received from Kent Highways in respect of the further transport assessment
- No objections being received from English Heritage in respect of the amended plans and the further information submitted

- No objections being received from Kent Police and Southern Water
- No objections being received, within the relevant period, as a result of the further notifications undertaken in respect of the amended plans
- Agreement being reached upon the level and form, where appropriate, of contributions to affordable housing and education
- Subject to the imposition of appropriate safeguarding conditions”

MOTION ADOPTED.

Councillor Mrs Tomlinson subsequently withdrew her second for Councillor Fullarton’s motion and Councillor J D Kirby’s amendment therefore became the motion.

F/TH/03/1200 - Redevelopment of the site, up to 5 storeys in height, for 107 residential apartments comprising 1, 2 and 3 bed units and penthouses, a 60-bed hotel (Use Class C1) with conference and function facilities, (3,581 sq.metres), and health and fitness centre (97 sq.metres) (Use Class D2), retail (Use Class A1) or food/drink (Use Class A3) (1,810 sq.metres), a children's play area (244 sq.metres) (Use Class D2) and 204 ancillary parking spaces, together with provision of means of access from Harbour Parade and Marina Esplanade including the stopping up of Marina Esplanade with the relocation of the roundabout further east, and the reconfiguring of the western open area at Pleasurama Amusement Park (Former), Marina Esplanade, Ramsgate. (D04)

Mrs Ralph, applicant, was present and addressed the Committee.

A local resident, Mr Park was present and raised points of concern for the Committee to consider upon the following application.

Moved by Councillor J D Kirby and seconded by Councillor Goodwin that:

“Members visit the undermentioned site in order to assess the suitability of the proposal.”

MOTION ADOPTED.

F/TH/03/1179 - Erection of a 2no. five bedroomed dwellinghouses each with associated integral garages and vehicular access at 22 Fitzroy Avenue, Broadstairs. (A01)

Mr Barlow, the developer, was present and addressed the Committee.

A local resident, Ms McFadden was present and raised points of concern for the Committee to consider upon the following application.

Moved by Councillor K Gregory and seconded by Councillor Mrs Gore that:

“Members visit the undermentioned site in order to assess the suitability of the proposal.”

MOTION ADOPTED.

F/TH/03/0435 – Erection of a five storey pitched roof-detached block of flats comprising of 23 flats and underground parking at 3 Beach Avenue, Birchington. (SV7)

(III) Departure Application

Moved by Councillor K Gregory and seconded by Councillor Fullarton that:

“the undermentioned application be referred to Full Council as a departure to the Isle of Thanet Local Plan.”

MOTION ADOPTED.

F/TH/03/1273 – Change of use and conversion of property from a single dwelling to 1 No. 2 bedroomed semi-detached dwelling and 1 No. 3 bedroomed semi-detached dwelling, together with provision of associated parking at Cherry Tree Cottage, Monkton Road, Minster, Ramsgate, CT12 4EE

R295 **PROPOSED AMENDMENT TO PLANNING PERMISSION REFERENCE F/TH/00/0297, FOR THE UPGRADING OF PASSENGER APRONS AND CONSTRUCTION OF NEW HANGAR AT MANSTON AIRFIELD, COMPRISING THE REPLACEMENT OF THE PROPOSED HANGAR WITH A CARGO SHED**

The Committee considered the report of the Acting Strategic Director which related to the receipt of further amended plans proposing the construction of a cargo shed adjacent to the existing western cargo shed at London Manston Airport. This cargo shed was proposed to replace an originally proposed hangar and a subsequently proposed cargo shed of smaller dimensions and the report detailed the implications of such an amendment.

Moved by Councillor Mrs Tomlinson and seconded by Councillor K Gregory that:

“the proposal be deferred and brought back to Planning Committee where a full report can be given to the Committee detailing responses of consultees and neighbours and explaining how issues arising can be addressed”.

MOTION ADOPTED.

Time concluded: 9.00 pm