

# Public Document Pack

## Planning Committee

**Minutes of the meeting held on 19 August 2015 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.**

**Present:** Councillor Peter Evans (Chairman); Councillors Jaye-Jones, Bambridge, J Fairbrass, Hayton, G Hillman, Howes and Tomlinson, Buckley, Taylor-Smith, Collins and Matterface

### **44. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Taylor, Fenner, Partington and Leys for whom Councillors Buckley, Matterface, Taylor-Smith and Collins were present.

### **45. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **46. MINUTES OF PREVIOUS MEETING**

It was proposed by the Chairman, seconded by Councillor Tomlinson and AGREED that the minutes of the Planning Committee meeting held on 15 July 2015 be approved and signed by the Chairman.

### **47. SITE VISITS**

### **48. F/TH/15/0351 - 37 SEA ROAD, WESTGATE ON SEA**

PROPOSAL: Erection of a 4 storey building comprising 7No. 2 bed flats with associated vehicular access off Sea Road, car parking & landscaping and erection of a 3 storey rear extension to Westcliff House, together with external alterations

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be REFUSED for the following reason:

The proposed 4 storey block of flats would by virtue of its location directly in front of ‘Ellingham’ a Grade II listed building cause an obstruction to the open setting between ‘Ellingham’ and the sea which would diminish the status of Ellingham within the conservation area. This is further exacerbated by the design, size, mass and bulk of the proposed flat block which would be very much at odds with the design and appearance of the ‘Ellingham’ and for this reason the proposal would further increase the visual prominence of the proposed flat block in relation to ‘Ellingham’ further diminishing the status of ‘Ellingham’ within the streetscene. This would cause substantial harm to the ‘setting’ of the Listing Building and consequential harm to the character and appearance

of the conservation area contrary to the policy D1 of the Thanet Local Plan and paragraphs 132 and 133 of the National Planning Policy Framework.”

After some debate, the motion was put to the vote and was declared CARRIED.

**49. SCHEDULE OF PLANNING APPLICATIONS**

**50. A01 - F/TH/15/0529 - DREAMLAND, MARINE TERRACE, MARGATE**

PROPOSAL: Installation of replacement shop front, insertion of windows to front and side elevations and external alterations including reinstatement of bull nose brick detail and lighting

Speaking under Council Procedure rule 24.1 was Councillor Johnston.

It was proposed by the Chairman and seconded by Councillor Hayton:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 development hereby approved shall be carried out in accordance with the submitted drawings:
  - 14-246-08CS received 10 June 2015
  - 14-246-09CS received 10 June 2015
  - 14-246-10CS received 10 June 2015
  - 14-246-11CS received 10 June 2015
  - 14-246-12CS received 10 June 2015
  - 14-246-14CS received 10 June 2015
  - 14-246-13CS received 10 June 2015

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of each of the following works, details to include
  - any replacement and new windows to the Sunshine Café, including large-scale section drawings through frames, sills, heads, louvres, toplights and mouldings;
  - all other external windows, including sections drawings of sills, heads and frames;
  - ground-floor shopfronts, including large-scale section drawings through all doors, frames, sills, heads, fanlights and stallrisers;
  - all ground-floor entrance doors, including large-scale section drawings through frames, heads, stiles and sills;
  - all external facing materials, including: roof coverings; bullnose and conventional brickwork; faience; stallrisers; Travertine facings, slabs, steps and thresholds;
  - finishes to all external windows and doors;

- detailed drawings or manufacturers' details of external signage and lighting, including of all metal lettering, floodlights, neon tubes and fittings, as well as details of all fixings and tracks.

shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in full in accordance with the approved details

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the NPPF

- 4 Prior to the commencement of the replacement of the first-floor windows of the Sunshine Café until the making of a detailed drawn record of the existing windows has been undertaken by a person or body approved by the Local Planning Authority and have been submitted to and approved in writing by the Local Planning Authority

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the NPPF

- 5 Prior to the commencement of any cleaning or paint-stripping of external masonry, a written method statement and a test panel in an inconspicuous position shall be approved in writing by the Local Planning Authority. Any subsequent cleaning or paint-stripping shall be implemented strictly in accordance with that statement and test panel.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the NPPF

- 6 No new grilles, security alarms, lighting, cameras, trickle-vents or other appurtenances shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the NPPF”.

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

**51. A02 - L/TH/15/0530 - DREAMLAND, MARINE TERRACE, MARGATE**

PROPOSAL: Application for listed building consent for installation of replacement shop front, insertion of windows to front and side elevations and external alterations including reinstatement of bull nose brick detail and lighting

It was proposed by the Chairman, seconded by the Vice Chairman and  
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 development hereby approved shall be carried out in accordance with the submitted drawings:
  - 14-246-08CS received 10 June 2015
  - 14-246-09CS received 10 June 2015
  - 14-246-10CS received 10 June 2015
  - 14-246-11CS received 10 June 2015
  - 14-246-12CS received 10 June 2015
  - 14-246-14CS received 10 June 2015
  - 14-246-13CS received 10 June 2015

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of each of the following works, details to include
  - any replacement and new windows to the Sunshine Café, including large-scale section drawings through frames, sills, heads, louvres, toplights and mouldings;
  - all other external windows, including sections drawings of sills, heads and frames;
  - ground-floor shopfronts, including large-scale section drawings through all doors, frames, sills, heads, fanlights and stallrisers;
  - all ground-floor entrance doors, including large-scale section drawings through frames, heads, stiles and sills;
  - all external facing materials, including: roof coverings; bullnose and conventional brickwork; faience; stallrisers; Travertine facings, slabs, steps and thresholds;
  - finishes to all external windows and doors;
  - internal doors and screens, including large-scale section drawings through their frames and heads;
  - detailed drawings or manufacturers' details of external signage and lighting, including of all metal lettering, floodlights, neon tubes and fittings, as well as details of all fixings and tracks.

shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in full in accordance with the approved details

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the NPPF

- 4 Prior to the commencement of the replacement of the first-floor windows of the Sunshine Café until the making of a detailed drawn record of the existing windows has been undertaken by a person or body approved by the Local Planning Authority and

have been submitted to and approved in writing by the Local Planning Authority

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the NPPF

- 5 Prior to the commencement of any cleaning or paint-stripping of external masonry, a written method statement and a test panel in an inconspicuous position shall be approved in writing by the Local Planning Authority. Any subsequent cleaning or paint-stripping shall be implemented strictly in accordance with that statement and test panel.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the NPPF

- 6 No new grilles, security alarms, lighting, cameras, trickle-vents or other appurtenances shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the NPPF.”

**52. A03 - F/TH/15/0564 - PUBLIC GARDENS, DALBY SQUARE, MARGATE**

PROPOSAL: Erection of 1.5M high railings following demolition of existing wall

It was proposed by the Chairman, seconded by the Vice Chairman and  
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 development hereby approved shall be carried out in accordance with the submitted drawings:
  - 15.852.DPS.T11 Rev A received 02 July 2015
  - 15.852.DPS.T55 Rev A received 02 July 2015
  - 15.852.DPS.T56 Rev A received 02 July 2015
  - 15.852.DPS.T52 Rev A received 02 July 2015

- 15.852.DPS.T51 Rev A received 02 July 2015
- 15.852.DPS.T10 Rev A received 02 July 2015
- 15.852.DPS.T54 Rev A received 02 July 2015
- 15.852.DPS.T11 Rev A received 02 July 2015

GROUND:

To secure the proper development of the area.”

**53. A04 - F/TH/15/0454 - MANSTON METHODIST CHURCH, HIGH STREET, MANSTON, RAMSGATE**

PROPOSAL: Change of use of church to single dwelling together with alterations to fenestration, insertion of 2no. roof lights and formation of hard surfacing to provide car parking spaces and change of use from agriculture to form garden to rear

It was proposed by the Chairman, seconded by the Vice Chairman and  
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 development hereby approved shall be carried out in accordance with the submitted drawing LBM/0415/04 Rev A

GROUND:

To secure the proper development of the area.

- 3 Prior to the first use of the development, the area shown on drawing LBM/0415/04 Rev A for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area approved shall thereafter be maintained for that purpose.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

- 4 Prior to the commencement of 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 D1 and D2 of the Thanet Local Plan

- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. 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, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

- 6 Prior to the first occupation of the development hereby approved the building shall be provided with a minimum sound attenuation of not less than 30dB average over the frequency range 100 to 3150 Hz against the external noise from aircraft to which future property occupiers could be exposed.

GROUND:

In the interest of the living conditions of future occupiers, in accordance with Thanet Local Plan Policy D1.”

**54. A05 - F/TH/15/0338 - 52 YEW TREE GARDENS, BIRCHINGTON**

PROPOSAL: Erection of side and rear single storey extension

Speaking, raising points of concern was Mr Milbourne.

Speaking under Council Procedure rule 24.1 was Councillor Potts.

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 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 D1 of the Thanet Local Plan.

- 3 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 602/2B and dated 26 June 2015.

GROUND:

To secure the proper development of the area.”

After some debate, the Chair withdrew the motion.

Then, the Chairman proposed and Councillor Howes seconded:

“THAT Members undertake a SITE VISIT in order to assess the situation.”

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

55. **A06 - F/TH/15/0524 - LAND ADJACENT TO 191, RAMSGATE ROAD, BROADSTAIRS**

PROPOSAL: Erection of 1No. detached two storey dwelling together with formation of vehicular access

It was proposed by the Chairman, seconded by the Vice Chairman and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

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 and the plans numbered 4067 (PA) 001E & 4067 (PA) 007 received by the Local Planning Authority on 1st July 2015 and plans numbered 4067 (PA) 002F, 4067 (PA) 003F, 4067 (PA) 004E, 4067 (PA) 005E & 4067 (PA) 008A received by the Local Planning Authority 4th August 2015.

GROUND:

To secure the proper development of the area.



- 3 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by the Local Planning Authority.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

- 4 The first 5 metres of the access from the edge of the highway hereby permitted shall be constructed of a bound material.

GROUND:

In the interests of highway safety.

- 5 Prior to the first use of the vehicular access, measures to prevent the discharge of surface water onto the highway shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

- 6 Prior to the first use of the vehicular access 1m x 1m pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

- 7 Prior to the first use of the vehicular access 43 metres x 2 metres x 43 metres visibility splays at the access with no obstructions over 1 metre above carriageway level within the splays shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

- 8 Prior to the first use of the vehicular access the vehicle parking spaces shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

- 9 Prior to the first occupation of the dwelling hereby approved, the cycle parking facilities shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

- 10 The windows provided at first floor level within the north side elevation of the dwelling hereby approved shall be provided with obscure glass and shall be top hung and opening to 45 degrees only, and thereafter maintained.

GROUND:

To safeguard the residential amenities currently enjoyed by neighbouring property occupiers in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

- 11 The east facing panes of the windows provided at first floor level within the south side elevation of the dwelling hereby approved shall be provided with obscure glass and fixed shut and thereafter maintained.

GROUND:

To safeguard the residential amenities currently enjoyed by neighbouring property occupiers in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.”

**56. A07 - L/TH/15/0406 - VICTORIAN SHELTER, MARINE TERRACE, MARGATE**

PROPOSAL: Application for listed building consent for erection and display of plaque

It was proposed by the Chairman, seconded by the Vice Chairman and  
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

- 1 The works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

GROUND:

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

**57. A08 - L/TH/15/0401 - MARGATE MUSEUM, MARKET PLACE, MARGATE**

PROPOSAL: Application for listed building consent for erection and display of plaque

Speaking under Council Procedure rule 24.1 was Councillor Johnston.

It was proposed by the Chairman and seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

- 1 The works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

GROUND:

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

- 2 The development hereby approved shall be carried out in accordance with the submitted details.

GROUND:

To secure the proper development of the area.”

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

**58. A09 F/TH/15/0373 THE LODGE, CANTERBURY ROAD, MARGATE, CT9 5JR**

PROPOSAL: Erection of three storey building containing 8no. flats together with parking and turning area, cycle and bin store following demolition of existing dwelling

Speaking, raising points of concern was Mr Turton.

It was proposed by the Chairman and seconded by Councillor Howes:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED 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 development hereby approved shall be carried out in accordance with the submitted drawings:
- 001 Rev C and 002 Rev C, received 14 July 2015
  - 003 Rev D, received 31 July 2015
  -

GROUND:

To secure the proper development of the area.

- 3 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority

GROUND:

To ensure that the archaeological history of the site is recorded in accordance with the advice contained within National Planning Policy Framework.

- 4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the archaeological history of the site is recorded in accordance with the advice contained within National Planning Policy Framework.

- 5 Prior to the first occupation of the development, the area shown on the approved plan numbered 001 Rev C for the parking and manouvering of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area approved shall thereafter be maintained for that purpose.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

- 6 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.

- 7 Prior to the first occupation of the development of the development, the secure cycle parking facilities, as shown on approved drawing no. 001 Rev C shall be provided and thereafter maintained.

GROUND:

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan

- 8 Prior to the occupation of the development hereby approved, the redundant vehicle crossing to Canterbury Road shall be removed and the footway reinstated in accordance with the specifications set out in the Kent Design Guide.

GROUND:

In the interests of highway safety.

- 9 The new entrance to the site shall be provided in accordance with the approved plan numbered 001 Rev C, and at no time shall gates be erected at the access.

GROUND:

In the interests of highway safety.

- 10 Prior to the commencement of development, details of construction vehicle loading/unloading and turning facilities, and parking facilities for site personnel and visitors, to be provided prior to the commencement of work on site and for the duration of construction, shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of highway safety.

11 Prior to the commencement of 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
- walls, fences, other means of enclosure proposed
- elevation plans of the bin store and cycle store

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 D1 and D2 of the Thanet Local Plan

12 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. 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, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

13 The parking and turning area shall be constructed using Drivesett Argent block paving (dark), as agreed by the agent in the correspondence received 31 July 2015.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

14 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

15 The refuse storage facilities as specified upon the approved drawing numbered 001 Rev C, shall be provided prior to the first occupation of the development hereby approved and shall be kept available for that use at all times.

GROUND:

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with policy D1 of the Thanet Local Plan.

16 Prior to the first occupation of development, a flint wall shall be erected along the front boundary of the site in the location of the redundant vehicular access, in accordance

with the approved plans numbered 001 Rev C and 003 Rev D. The new wall shall match the height, design, materials, mortar mix and construction of the existing wall.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

- 17 The windows to be provided at first and second floor level within the side elevations of the development hereby approved shall be obscure glazed, and provided and maintained with a cill height of not less than 1.73 metres above the finished internal floor level, as shown on the approved plan numbered 003 Rev D .

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with Policy D1 of the Thanet Local Plan.”

After some debate, the motion was put to the vote and was declared CARRIED.

**59. A10 L/TH/15/0355 THE DROIT HOUSE, STONE PIER, MARGATE, CT9 1JD**

PROPOSAL: Application for listed building consent for the erection and display of 1No. non illuminated painted sign to front elevation

It was proposed by the Chairman, seconded by the Vice Chairman and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

- 1 The works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

GROUND:

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

**60. R11 F/TH/15/0485 LAND REAR OF 4, CHERRY TREE GARDENS, RAMSGATE**

PROPOSAL: Erection of a single storey dwelling

Speaking in favour of the application was Mr Elvidge.

It was proposed by the Chairman, seconded by the Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be REFUSED for the following reason:

- 1 The proposed dwelling, by virtue of its siting within the rear garden of the existing

dwelling, neither respects nor enhances the character of the surrounding area, being out of keeping with the prevailing character and established pattern of street frontage development in Cherry Tree Gardens, and the surrounding area and as such is detrimental to the character and appearance of the area, contrary to Thanet Local Plan Policy D1 and paragraphs 58 & 64 of the National Planning Policy Framework.

- 2 The proposed dwelling, by virtue of its layout would result in poor outlook for the potential future occupiers resulting from severe lack of outlook which would fail to provide a good standard of amenity for future occupiers, contrary to Thanet Local Plan Policy D1 and paragraph 17 of the National Planning Policy Framework.”

After debate, the motion was put to the vote and was declared LOST.

Then, it was proposed by Councillor Matterface and seconded by Councillor Collins:

“THAT Members undertake a SITE VISIT in order to assess the situation.”

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

61. **D12 - A/TH/15/0665 - DREAMLAND, MARINE TERRACE MARGATE, KENT CT9 1XJ**

PROPOSAL: Erection and display of 1No. externally illuminated flat sheet lettering sign and 4No. internally illuminated brushed steel and neon lettering signage.

It was proposed by the Chairman and seconded by the Vice Chairman and RESOLVED:

“To defer and delegate to the Planning Manager to approve.”

62. **D13 F/TH/15/0457 BUILDING 870, MANSTON AIRPORT, MANSTON, RAMSGATE, CT12 5BL**

PROPOSAL: Change of use from airport use to general industrial use together with four storey extension and insertion of windows

Speaking in favour of the application was Mr Alston.

Speaking, raising points of concern was Ms Bailey.

Speaking under Council Procedure rule 24.1 was Councillor K. Gregory.

Speaking under Council Procedure rule 24.1 was Councillor Ashbee.

Speaking under Council Procedure rule 24.1 was Councillor Martin.

It was proposed by the Chairman and seconded by the Vice Chairman:

‘that Members defer and delegate to Officers for approval subject to receipt of satisfactory specialist advice which confirms that the proposed extension to

the building will not prejudice any potential future operation of an airport 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 A10-02B and A10-08B received 24 July 2015, additional plans numbered A10-10 and 60345111-M001-SKE-0004 dated received 28 July 2015 and submitted plans A20-03, A20-04, A20-05, A30-03, A30-04 (Sheets 1 and 2) received 9<sup>th</sup> June 2015, omitting the access from Manston Road.

GROUND:

To secure the proper development of the area.

3. Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy HE11 of the Thanet Local Plan.

4. In the event that contamination is found that was not previously identified at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken at that time in accordance with a site characterisation report that shall be submitted to and approved in writing by the Local Planning Authority and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, including remediation measures to render harmless the identified contamination given the end use of the site and the surrounding environment, including controlled waters. The remediation measures shall be implemented as approved and completed prior to the recommencement of works. Prior to the occupation of the approved development and following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by 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 the advice contained within the National Planning Policy Framework.

5. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the



compound should be at least equivalent to the capacity of the largest tank or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any water course, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

**GROUND:**

To prevent harm to human health and pollution of the environment, in accordance with the advice contained within the National Planning Policy Framework.

6. Piling or other foundation designs using penetrative methods shall not be used, other than with the prior written approval of the Local Planning Authority, where it has been demonstrated that there is no risk to groundwater. Should such approval be given the development shall thereafter be carried out in accordance with such details as are approved

**GROUND:**

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

7. No development shall take place hereby approved until details of the means of foul and surface water disposal have been submitted to and agreed in writing by the Local Planning Authority. Prior to being discharged into any watercourse, surface water or soakaway system, all surface water drainage from parking areas shall be passed through an interceptor designed and constructed to have a capacity and details compatible with the site being drained. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND:**

To prevent pollution in accordance with Thanet Local Plan Policy EP13 and guidance contained within the National Planning Policy Framework.

8. No development shall take place until all off-site highway works as shown on approved drawing no. 60345111 received 28 July 2015 for road marking and kerb works to Spitfire Junction have been completed.

**GROUND:**

In the interests of highway safety.

9. Prior to the first occupation or use of the development, the areas shown on plans numbered A10-10B and 60345111-M001-SKE-0004 received 28 July 2015 for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

**GROUND:**

In the interests of highway safety.

10. Prior to the occupation or use of the development, a visibility strip shown on submitted plan no.60345111-M001-SKE-0015 received 6<sup>th</sup> August 2015 shall be clear from any

obstruction between 1.05m to 2metres above ground level. The sightline across this area shall be maintained thereafter.

GROUND:

In the interests of highway safety.

11. The building hereby approved for Class B2 General Industrial use shall not be subdivided into units below 3530 square metres internal floor area.

GROUND:

To ensure the protection of the countryside, employment land allocations and the Airport, as the approval of the use relates to the specific need for a building of this scale, as a departure from Thanet Local Plan Policies CC1 and EC4.”

Following debate, the motion was withdrawn.

It was then proposed by the Chairman and seconded by Councillor Howes:

“THAT Members undertake a SITE VISIT in order to assess the situation”.

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

**63. UPDATED PLANNING ENFORCEMENT PROTOCOL**

It was proposed by the Chairman, seconded by Councillor Taylor-Smith and  
RESOLVED:

“THAT the recommendations as set out at paragraph 5.1 of the report be adopted, namely:

‘The Planning Enforcement protocol be recommended to the Constitutional Review Working Party and then Standards Committee for onward submission to Full Council for final approval before publishing on the Councils website.’”

Meeting concluded : 9pm