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Planning Committee

Minutes of the meeting held on 17 May 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Bob Grove (Chairman); Councillors Jaye-Jones, Bambridge, Buckley, Connor, Edwards, Partington, R Potts, Taylor, Tomlinson, L Piper and D Saunders

In

Attendance: Councillor Curran

178. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Fenner and Councillor J Fairbrass for whom Councillor Howes was present.

179. **DECLARATIONS OF INTEREST**

Councillor Jaye-Jones declared an interest in agenda item 4g) R07 - FH/TH/17/0382 - 49 Wellis Gardens, Margate (Minute No.188 refers).

180. **MINUTES OF PREVIOUS MEETING**

It was proposed by Councillor Connor, seconded by Councillor Tomlinson and agreed that the minutes of the Planning Committee held on 19 April 2017 be approved and signed by the Chairman.

181. **SCHEDULE OF PLANNING APPLICATIONS**

182. **A01 - OL/TH/17/0314 - LAND EAST SIDE OF SUMMER ROAD ST, NICHOLAS AT WADE, BIRCHINGTON**

PROPOSAL: Outline application for the erection of up to 6No. dwellings including access

Speaking in favour of the application was Ms Coles.

Speaking raising points of concern was Mrs McManus.

Speaking as ward councillor was Councillor Bryant.

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

GROUND:

As no such details have been submitted.

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

5 The development hereby approved shall be carried out in accordance with the submitted drawing numbered 072-SK-009 received 9 March 2017.

GROUND:

To secure the proper development of the area.

6 The details to be submitted in pursuant of condition 1 above shall include buildings that do not exceed two storey in height.

GROUND:

In the interests of the visual amenities of the area and to safeguard the special character and appearance and setting of the nearby heritage assets in accordance with advice contained within the National Planning Policy Framework.

7 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 the advice contained within the National Planning Policy Framework.

8 Provision and maintenance of 43metres x 2.4metres x 43metres visibility splays at the access with no obstructions over 0.9 metres above carriageway level within the splays, prior to use of the site commencing.

GROUND:

In the interest of highway safety.

9 Provision of the new footway link along the southern boundary of the site to join the existing footway in Summer Road. The new footway must be at least 1.8 metres wide and formed of a bound material.

GROUND:

In the interest of pedestrian and highway safety.

10 Provision of the vehicle pull in area / lay by as outlined in the submitted drawings. The proposed lay by will need to be at least 2.5 metres wide to ensure drivers can safely pull in off of the public highway.

GROUND:

In the interest of highway safety.

11 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.

12 Details to be submitted in pursuant of condition 1 above for landscaping shall include the recommendations contained within the Corylus Ecology Report dated January 2016.

GROUND:

In order to provide opportunities to incorporate features into the design which are beneficial to wildlife, in accordance with paragraph 118 of the National Planning Policy Framework.

13 The details to be submitted in pursuant of condition 1 above shall show no excavation, mounding or tree planting within 4 metres of the public water main.

GROUND:

To protect drainage apparatus and protect the public sewer.

14 The details to be submitted in pursuant of condition 1 above shall show no development or new tree planting within 3 metres of either side of the centreline of the public combined sewer.

GROUND:

To protect drainage apparatus and protect the public sewer.”

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

183. **A02 - F/TH/17/0344 - LAND ADJACENT BROOKSEND LODGE, CANTERBURY ROAD, BIRCHINGTON**

PROPOSAL: Retrospective application for erection of 3No. dwellings with associated parking

Speaking in favour of the application was Mrs Scott.

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 development hereby approved shall be carried out in accordance with the submitted drawing numbered 17/231/JG/PL01 Rev B, received 08 March 2017, and plan numbered 17/231/JG/PL02 Rev C, received 16 March 2017.

GROUND:

To secure the proper development of the area.

3 No further alterations to the building, or the erection of garden buildings or the installation of satellite antennae, or erection of boundary or internal fences or means of enclosure, whether approved by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

4 Prior to the first occupation of the development, the area shown on plan numbered 17/231/JG/PL02 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.

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 first 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

6 The development hereby permitted shall be constructed using slate, pre-treated softwood feather edge cladding planks with natural oak stain, and pre-treated softwood external windows and doors with classic heritage oak.

GROUND:

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

7 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.”

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

184. A03 - F/TH/16/1308 - LAND ADJACENT TO MALLISDEN, HAINE ROAD, RAMSGATE

PROPOSAL: Erection of 4No two storey detached houses, associated access, landscaping and re-routing of public footpath and provision of new footpath to frontage of site

It was proposed by Councillor Partington, seconded by Councillor Tomlinson 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 approved drawings numbered:

03/15/2016 Revision A.AUG.2016 received 20/09/16

04/13/2016 Revision C received 19/01/17

05/13/2016 received 28/09/16

06/13/2016 Revision B.DEC.2016 received 19/01/17

07/13/2016 Revision A received 19/01/17

08/13/2016 Revision B received 19/01/17

GROUND:

To secure the proper development of the area.

3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

(i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority; and

(ii) following on from the evaluation, 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 in writing by the Local Planning Authority.

GROUND:

To ensure that due regard is had to the preservation in situ of important archaeological remains in accordance with National Planning Policy Framework.

4 No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

GROUND:

To prevent pollution in accordance with the National Planning Policy Framework.

5 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:

the parking of vehicles of site operatives and visitors
construction vehicles loading/unloading and turning facilities
wheel-washing facilities
details of construction haul routes
construction times

The development shall be carried out in accordance with such details that are approved.

GROUND:

In the interest of highway and pedestrian safety and the convenience of road users in accordance with policy D1 of the Thanet Local Plan.

6 The proposed vehicular sightlines for all new junctions and accesses measuring 2.4m x 43metres from the edge of the highway in both directions. These sightlines shall be provided and maintained free of obstruction prior to occupation of the part of the development to be served by the respective accesses.

GROUND:

In the interests of highway safety.

7 Prior to the commencement of the development hereby approved full details shall be submitted to and approved in writing by the Local Planning Authority of the proposed public footpath in front of the site, which shall be to the same specifications as the footway to the north. Such details as approved shall be carried out prior to the occupation of any dwelling, and thereafter be maintained.

GROUND:

In the interest of highway and pedestrian safety and the convenience of road users in accordance with policy D1 of the Thanet Local Plan.

8 An emergence survey should be carried out prior to the felling of any trees on the site, to ensure no protected species are present, with particular reference to breeding birds. Areas where protected mammals such as hedgehogs could be sheltering should be hand searched prior to disturbance, with the recommendations outlined in 4.9 of the Preliminary Ecological Appraisal accorded with submitted under planning reference OL/TH/15/0018.

GROUND:

In order to safeguard protected species that may be present.

9 A soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby approved. These soft landscaping details shall include the provision of native species in landscaping proposals and native hedgerow species, details of which are to be agreed with the Local Planning Authority. Such details as approved shall be carried out prior to the occupation of any dwelling, and thereafter shall be maintained.

GROUND:

In the interests of bio-diversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies D1 and D2 of the Thanet Local Plan and the National Planning Policy Framework.

10 No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

GROUND:

To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

11 No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been 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 D1 of the Thanet Local Plan.”

185. A04 - F/TH/16/1766 - LAND ADJACENT TO MALLISDEN, HAINE ROAD, RAMSGATE

PROPOSAL: Erection of 3No detached dwellings and 2No attached dwellings, associated access, landscaping, re-routing of public footpath and provision of new footpath to front of site

It was proposed by Councillor Partington, seconded by Councillor Tomlinson 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 approved drawings numbered:

- 03/15/2016 Revision D.DEC.2016
- 04/13/2016A Revision D
- 05/13/2016 Revision D
- 06/13/2016 Revision D
- 07/13/2016 Revision D
- 08/13/2016 Revision D
- 09/13/2016 Revision D
- 10/13/2016 Revision D

GROUND:

To secure the proper development of the area.

3 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

- (i) archaeological field evaluation works in accordance with a specification and written timetable which has first been submitted to and approved in writing by the Local Planning Authority; and
- (ii) following on from the evaluation, 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 in writing by the Local Planning Authority.

GROUND:

To ensure that due regard is had to the preservation in situ of important archaeological remains in accordance with National Planning Policy Framework.

4 No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

GROUND:

To prevent pollution in accordance with the National Planning Policy Framework

5 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:

- the parking of vehicles of site operatives and visitors
- construction vehicles loading/unloading and turning facilities
- wheel-washing facilities
- details of construction haul routes
- construction times

The development shall be carried out in accordance with such details that are approved.

GROUND:

In the interest of highway and pedestrian safety and the convenience of road users in accordance with policy D1 of the Thanet Local Plan.

6 The proposed vehicular sightlines for all new junctions and accesses measuring 2.4m x 43metres from the edge of the highway in both directions. These sightlines shall be provided and maintained free of obstruction prior to occupation of the part of the development to be served by the respective accesses.

GROUND:

In the interests of highway safety.

7 Prior to the commencement of the development hereby approved full details shall be submitted to and approved in writing by the Local Planning Authority of the proposed public footpath in front of the site, which shall be to the same specifications as the footway to the north. Such details as approved shall be carried out prior to the occupation of any dwelling, and thereafter be maintained.

GROUND:

In the interest of highway and pedestrian safety and the convenience of road users in accordance with policy D1 of the Thanet Local Plan.

8 An emergence survey should be carried out prior to the felling of any trees on the site, to ensure no protected species are present, with particular reference to breeding birds. Areas where protected mammals such as hedgehogs could be sheltering should be hand searched prior to disturbance, with the recommendations outlined in 4.9 of the Preliminary Ecological Appraisal accorded with submitted under planning reference OL/TH/15/0018.

GROUND:

In order to safeguard protected species that may be present.

9 A soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby approved. These soft landscaping details shall include the provision of native species in landscaping proposals and native hedgerow species, details of which are to be agreed with the Local Planning Authority. Such details as approved shall be carried out prior to the occupation of any dwelling, and thereafter shall be maintained.

GROUND:

In the interests of bio-diversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies D1 and D2 of the Thanet Local Plan and the National Planning Policy Framework.

10 No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

GROUND:

To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

11 No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been 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 D1 of the Thanet Local Plan.”

186. A05 - F/TH/17/0219 - GARAGES ADJACENT 70 AND 72 PERKINS AVENUE, MARGATE

PROPOSAL: Variation of condition 2 and 3 of planning permission F/TH/14/0252 for erection of two semi-detached two storey dwellings, together with associated car parking, following the

demolition of existing garages to allow reduction in parking spaces and alterations to landscaping

It was proposed by Councillor Partington, seconded by Councillor Tomlinson and RESOLVED:

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

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

1 The proposed development shall be carried out in accordance with the submitted application as shown by the drawings numbered 176-003 received 10 March 2014, the drawing numbered 02 Rev D received 20 October 2016 and the amended plan numbered P03 received 10 April 2017.

GROUND:

To secure the proper development of the area.

2 The area shown on drawing numbered P03 received 10 April 2017, 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.

3 The development hereby approved will be finished in Reigate Purple Multi Stock Bricks and Redland 49 Granular Brown Tiles, as approved in the letter dated 21/11/17.

GROUND:

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

187. A06 - F/TH/17/0257 - LAND ADJACENT WILD THYME BRAMWELL COURT, MINSTER, RAMSGATE

PROPOSAL: Erection of a three storey detached dwelling, together with detached garage

It was proposed by Councillor Partington, seconded by Councillor Tomlinson 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 numbered 127/1, 127/2 and 127/3 received 21 February 2017

GROUND:

To secure the proper development of the area.

3 No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been 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

4 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.

5 Prior to the first occupation of the dwelling hereby approved, visibility sight lines measuring 23m x 2m x 23m to the either side of the access, as shown on drawing number 127/1, received on 21 February 2017, shall be provided and thereafter maintained with no obstruction above 1m in height.

GROUND:

In the interests of highway safety. Notes:

6 Prior to the first occupation of the dwelling hereby approved, visibility sight lines measuring 23m x 2m x 23m to the either side of the access, as shown on drawing number 127/1, received on 21 February 2017, shall be provided and thereafter maintained with no obstruction above 1m in height.

GROUND:

In the interests of highway safety.

7 If, during development, contamination not previously identified, is found to be present at the site, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The proposed works 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.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with the Thanet Local Plan Policy EP13

8 No development shall commence until details of the proposed means of foul and surface water sewerage disposal have been 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 Thanet Local Plan saved Policy EP13.”

188. R07 - FH/TH/17/0382 - 49 WELLIS GARDENS, MARGATE

PROPOSAL: Retrospective application for the erection of a single storey outbuilding to front/side garden

Speaking in favour of the application was Mr Elvidge.

Speaking as ward councillor was Councillor Curran.

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

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

‘That the application be REFUSED for the following reasons:

1 The outbuilding, by virtue of its height, design, materials and location would appear obtrusive and incongruous to the street scene, unrelated to the existing open appearance of the area and severely detrimental to the visual amenities of the locality, contrary to Thanet Local Plan Policy D1 and paragraphs 17, 58 and 64 of the National Planning Policy Framework.”

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

Then it was proposed by Councillor Partington and seconded by Councillor Tomlinson:

“That the application be APPROVED for the following reasons:

“It is considered that the application does not cause any harm to the character and appearance of the area, and therefore is not contrary to Thanet Local Plan Policy D1.”

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

189. R08 - FH/TH/17/0232 - 21 FARRAR ROAD, BIRCHINGTON

PROPOSAL: Erection of two storey rear extension

Speaking in favour was Mr Burgess.

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

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

‘That the application be REFUSED for the following reason:

- 1 The proposed extension, by virtue of its location, scale and height would result in an overbearing impact and sense of enclosure to 19 Farrar Road, significantly detrimental to the living conditions of the adjoining residents, contrary to policy D1 of the Thanet Local Plan and paragraph 17, 56 and 61 of the National Planning Policy Framework.”

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

Then it was proposed by Councillor Partington and seconded by Councillor Tomlinson:

“That the application be APPROVED for the following reasons:

‘There would be no substantial harm to amenity of the neighbouring property, and therefore is not contrary to Thanet Local Plan Policy D1.’

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

190. D09 - OL/TH/16/0376 - LAND REAR OF 2 TO 28 KINGSTON AVENUE, MARGATE

PROPOSAL: Outline application for the erection of 43No. dwellings comprising of 8No. 2-bed flats, 7No. 2-bed dwellings, 25No. 3-bed dwellings and 3No. 4-bed dwellings, including access and scale

It was proposed by Councillor Partington, seconded by Councillor Tomlinson and RESOLVED:

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

‘That the application be DEFERRED AND DELEGATED to the Director of Community Services to approve subject to receipt of a legal agreement securing the agreed planning obligations and the following safeguarding conditions:

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

GROUND:

As no such details have been submitted.

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

GROUND:

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

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

GROUND:

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

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

GROUND:

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

5 Details to be submitted pursuant of condition 1 above for the matter of layout shall include:

- i. archaeological field evaluation works in accordance with a specification and written timetable to be agreed with KCC Archaeology,,
- ii. 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.

GROUND:

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

6 Details to be submitted in pursuant of condition 1 above shall include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted. This should include mature tree planting within the site and hedgerow planting along the boundaries of the site and to some internal plot boundaries,
- details of how the development will enhance biodiversity, for example, the provision of bat/bird boxes, habitat piles and native planting,
- the treatment proposed for all hard surfaced areas beyond the limits of the highway, which shall be a permeable surface and not include any form of tarmac,
- walls, fences, other means of enclosure proposed.

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

7 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 first 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

8 Prior to the first occupation of the development hereby permitted, the access shown on the approved plan shall be completed, and thereafter maintained.

GROUND:

In the interests of highway safety.

9 Prior to the commencement of development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i) Routing of HGV'S to/from the main road network
- ii) Timing of HGV movements (these are likely to be restricted to outside school drop-off and pick-up times)
- iii) Parking and turning areas for construction-related traffic including site personnel
- iv) Wheel washing facilities

GROUND:

In the interests of highway safety.

10 Prior to the first occupation of each dwelling, the following works shall be completed between the dwelling and the adopted highway:

- (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.

11 Visibility splays of 25 metres x 2.4 metres x 25 metres at the junction of the internal roads, with no obstructions over 1 metre above carriageway level within the splays, shall be provided and thereafter maintained in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of highway safety.

12 Forward visibility envelopes of 18m shall be provided adjacent to plots 2 and 36, with no obstructions over 1 metre above carriageway level within the envelopes, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In the interests of highway safety.

13 Prior to the first occupation of the development hereby permitted, 1 metre x 1 metre pedestrian visibility splays shall be provided behind the footway on both sides of each private

access, with no obstructions over 0.6m above footway level. The visibility splays shall thereafter be maintained.

GROUND:

In the interests of highway safety.

14 The details to be submitted in pursuant of Condition 1 above for layout shall show curtilage parking spaces 5m long x 2.5m wide, increasing to 2.7m where bounded by obstructions on one side or increasing to 2.9m where bounded by obstructions on both sides.

GROUND:

In the interests of highway safety.

15 Prior to the commencement of development hereby permitted, a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated within the site boundary and disposed of via infiltration. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure ongoing efficiency of the drainage provisions, to protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

16 Prior to the first occupation of the development hereby permitted, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure ongoing efficiency of the drainage provisions, to protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

17 No infiltration of surface water drainage into the ground is 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 that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure ongoing efficiency of the drainage provisions, to protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

18 Prior to the commencement of works hereby permitted (including vegetation clearance) a detailed reptile mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall include the following:

- Reptile Survey of donor and receptor site
- Map showing location of receptor site
- Information confirming that the receptor site will be managed in perpetuity for reptiles
- Details of enhancements required to enhance the receptor site
- Translocation methodology
- Timetable of when works are to be carried out.

Works shall be carried out in accordance with the approved mitigation strategy.

GROUND:

In order to safeguard protected species that may be present within the site, in accordance with the NPPF.”

191. PLANNING COMMITTEE MINUTES - 15TH MARCH 2017

The Planning Applications Manager outlined the report.

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

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

2.1 The Planning Committee reconfirm that planning application - F/TH/16/0924 – Land formerly used as Club union Convalescent Home, Reading Street was refused on the 15 March 2017 due to both the reasons outlined at paragraph 1.1 of this report namely:

1. The proposed development, by virtue of the number, location and design of the residential units, would appear out of keeping with the surrounding pattern of development, and severely detrimental to the historic character and appearance of the adjacent Conservation Area, contrary to Policy D1 of the Thanet Local Plan, and paragraphs 17, 58, 60 and 64 of the National Planning Policy Framework.
2. The applicant has failed to enter into a legal agreement to secure 30% 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 CF2, H14 and SR5 of the Thanet Local Plan and the National Planning Policy Framework.”

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

Meeting concluded : 8.15pm