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Planning Committee

Minutes of the meeting held on 16 August 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Bob Grove (Chairman); Councillors J Fairbrass, Bambridge, K Coleman-Cooke, Connor, Edwards, Partington, L Piper, R Potts, Rusiecki, D Saunders, Tomlinson, Campbell and Dennis

In

Attendance: Councillors Bayford, Brimm, L Fairbrass and M Saunders

217. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Taylor, Councillor Fenner for whom Councillor Campbell was present and Councillor Buckley for whom Councillor Dennis was present.

218. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

219. **MINUTES OF PREVIOUS MEETING**

It was proposed by Councillor Campbell, seconded by the Vice Chairman and AGREED that the minutes of the Planning Committee held on 19 July 2017 be approved and signed by the Chairman.

220. **SCHEDULE OF PLANNING APPLICATIONS**

221. **A01 R/TH/15/0250 LAND NORTH OF HAINE ROAD BROADSTAIRS AND WEST OF NASH, ROAD MARGATE KENT**

PROPOSAL: Application for approval of access, appearance, landscaping, layout and scale pursuant to condition 1 of planning permission reference F/TH/12/0964 for the development of phase 5 of a mixed use urban extension comprising residential, community and commercial use, open space, infrastructure and new access.

It was proposed by Councillor Campbell, 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 drawings as detailed on the Schedule of Drawings received on 27th July 2017.

GROUND:

To secure the proper development of the area.

2 The area shown on the submitted plan P690/P5/04 Rev G received on 3rd July as car, cycle, motor cycle and disabled parking spaces and turning areas, vehicle loading/unloading and turning facilities shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the development hereby permitted.

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.

3 Prior to the first occupation of dwellings hereby approved, driver visibility splays and envelopes as shown on the approved plans, with no obstructions over 1 metre above carriageway level within the splays and envelopes, shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

4 Prior to the first occupation of each of the dwellings hereby permitted, cyclist visibility splays of 15 metres x 2 metres x 15 metres at vehicular accesses to all dwellings accessed across a cycleway shall be provided and maintained with no obstructions over 1 metre above cycleway level within the splays.

GROUND:

In the interest of highway safety.

5 Prior to the first occupation of each of the dwellings hereby permitted, pedestrian visibility splays of 1 metre x 1 metre behind the footway on both sides of the access to the dwelling, with no obstructions over 0.6m above footway level, shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

6 Prior to the first occupation of the development hereby permitted, 25 metres x 2 metres x 25 metres visibility splays, at vehicular accesses to all dwellings served off an adoptable shared surface street, shall be provided and thereafter maintained with no obstructions over 1 metre above carriageway level within the splays.

GROUND:

In the interest of highway safety.

7 The refuse storage facilities specified upon the submitted drawing numbered P690/P5/01 Rev U received on 27th July 2017 shall be provided for each flat block prior to its first occupation 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.

8 The communal amenity space serving plots 49-76, 339-357 and 431-453 as specified upon the approved plan numbered P690/05/01 Rev U shall be provided for each flat block prior to the first occupation of the flat block hereby approved and shall be maintained and 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.

9 The reveals to all window openings shall not be less than 100mm.

GROUND:

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

10. The Local Equipped Area of Play as identified on P690/P5/01 Rev U, shall be constructed and operational prior to the occupation of any of the units within the red line boundary highlighted on Phase 5B LEAP Catchment Plan P690/P5/17 Rev B received on 13th June 2017.

GROUND:

In order to provide amenity and play space in accordance with Policy SR5 of the Thanet Local Plan

11 Prior to the installation of the Local Equipped Play Area as identified on P690/P5/01 Rev U, details including a schedule and specification of play equipment, surfacing and fencing, to be provided within the play area shall be submitted to and approved in writing by the Local Planning Authority. The Local Equipped Play Area shall be provided in accordance with the approved details.

GROUND:

In order to provide amenity and play space in accordance with Policy SR5 of the Thanet Local Plan.”

222. A02 F/TH/17/0592 97 KINGSGATE AVENUE BROADSTAIRS KENT CT10 3LH

PROPOSAL: Change of use of existing single dwellinghouse into 2no. 3 bedroom and 1no. 4 bedroom terrace houses with erection of single storey ground floor extension to side elevation, alterations to fenestration, installation of balcony at second floor level to front elevation, raised rooflights to main roof and new vehicular access onto Kingsgate Avenue

Speaking raising points of concern was Mr Whittaker.

Speaking as ward councillor was Councillor Bayford.

It was proposed by the Chairman and seconded by Councillor J Fairbrass:

“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 proposed development shall be carried out in accordance with the submitted application and the plans numbered 105-100 & 105-101 received by the Local Planning Authority on 20th June 2017, the amended plan numbered 105/02 Rev A received by the Local Planning Authority on 7th July 2017 and the amended plan numbered 105/03 Rev C received by the Local Planning Authority on 1st August 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the first occupation of the dwelling the windows to be provided at second floor level in the north west and south west elevations hereby permitted shall be provided and maintained with obscure glass and non-opening below 1.7metres.

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.

4 Prior to the first occupation of the dwellings obscure glazed privacy screens at a height of 1.8 metres shall be installed to the south west elevations of the balconies at first floor level to the north west elevation 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.

5 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.

6 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.

7 Prior to the first occupation of the dwelling hereby approved 2m x 2m pedestrian visibility splays behind the footway/carriageway 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.

8 Prior to the first occupation of the dwellings hereby approved visibility splays as shown on approved plan numbered 105-100 received by the Local Planning Authority on 20th June 2017 at the access with Kingsgate Avenue with no obstructions over 900 mm above carriageway level within the shaded area shall be provided and thereafter maintained.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the dwelling hereby approved the vehicle parking spaces shown on the approved plans shall be provided and thereafter retained.

GROUND:

In the interests of highway safety.

10 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.

11 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.

12 Prior to the first occupation of the houses hereby approved, the bin store shown on the approved plans numbered 105-100 & 105-101 received by the Local Planning Authority on 20th June 2017 shall be provided and thereafter maintained.

GROUND:

To secure the proper development of the area.

13 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837: 2005 using the following protective fence specification:-

o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority.

The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed.

At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area.

Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

14 Prior to the commencement of the development hereby approved the window and door details 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 Prior to the first occupation of the dwelling the windows to be provided at first floor level in the south west elevation hereby permitted shall be fixed shut and provided and maintained with obscure glass.

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.”

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

Then, it was proposed by the Chairman and seconded by the Vice Chairman:

“That officers bring a report to the next Planning Committee meeting outlining potential reasons for refusal over concerns about overdevelopment within an Area of High Townscape value”.

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

223. D03 OL/TH/16/1765 LAND ADJACENT TO SALMESTONE GRANGE NASH ROAD MARGATE, KENT

PROPOSAL: Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of Access with all other matters reserved (Appearance, Landscaping, Layout, Scale)

Speaking in favour of the application was Ms Coles.

Speaking raising points of concern was Mrs Miller.

Speaking raising points of concern was Mr Orton.

Also raising points of concern was Mr Baxter.

Speaking under Council procedure rule 20.1 was Councillor Brimm.

It was proposed by the Chairman and seconded by Councillor L Piper:

“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 appearance, layout and scale of any buildings to be erected and the landscaping of the site, (herein 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 the 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 Prior to the first submission of any reserved matters, a scheme for the protection of the existing dwellings on Manston Road from road traffic noise, including an assessment of that impact, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall specifically be in reference to traffic noise from the new roundabout on Manston Road. Any agreed on-site mitigation should be incorporated into any relevant reserved matters submission.

GROUND:

In the interests of the protection of residential amenity in accordance with Thanet Local Plan Policy D1 and paragraph 17 of the National Planning Policy Framework.

6 Prior to the first submission of any reserved matters application, an Emissions Assessment shall be submitted to, and approved in writing by, the Local Planning Authority. The assessment shall be in accordance with the Thanet Air Quality Technical Planning Guidance and should consider, but not necessarily be limited to, the impacts of transport emissions on new and existing dwellings and also model the crematorium emissions. Any agreed on-site mitigation should be included in any relevant reserved matters submission.

GROUND:

In the interests of the protection of residential amenity in accordance with Thanet Local Plan Policy D1 and paragraph 17 of the National Planning Policy Framework.

7 Prior to the submission of any reserved matters, an updated ecological scoping survey, to include breeding bird survey shall be submitted to, and approved in writing by the Local Planning Authority. The survey(s) shall include detailed mitigation strategies if required and details of how the development will enhance biodiversity, and the agreed details should be included in any relevant reserved matters submission.

GROUND:

To protect and enhance biodiversity in accordance with guidance within the National Planning Policy Framework.

8 Details pursuant to condition 1 shall not show any building exceeding 2 storeys with roof accommodation in height.

GROUND:

In the interests of the amenities of the locality in accordance with Thanet Local Plan Policy D1 and the National Planning Policy Framework.

9 Details pursuant to condition 1 shall include details of the local play space on the site, to be provided at a minimum rate of at least 0.7 hectares per 1000 population (criteria as stated in Thanet Local Plan 2006 Policy SR5) of which at least 36% shall be equipped play area in accordance with the Local Planning Authority's Supplementary Planning Document "Planning Obligations and Developer Contributions - April 2010.

GROUND:

To ensure the provision of adequate local playspace and equipped play areas in accordance with Thanet Local Plan Policy SR5 and guidance within the National Planning Policy Framework.

10 Details to be submitted in pursuant of Condition 1 above shall include the location and size of the affordable housing units.

GROUND:

To ensure that the required level and type of affordable housing is provided in accordance with Policy H14 of the Thanet Local Plan.

11 Details pursuant of condition 1 above shall include an area of open space adjacent to Salmestone Grange in the same location and no smaller than that shown on the indicative layout plan no.P001B received 23 December 2016.

GROUND:

To safeguard the setting of Salmestone Grange as a Grade II* Listed Building, and provide open space that offers recreational, community and amenity value in accordance with Policy SR11 of the Thanet Local Plan, and guidance within the National Planning Policy Framework.

12 The landscaping details pursuant of condition 1 shall include vegetation within the area of open space to screen the development in views from Salmestone Grange.

GROUND:

To preserve the setting and significance of Salmestone Grange as a Grade II* Listed Building, in accordance with guidance within the National Planning Policy Framework.

13 Details pursuant to condition 1 shall show the provision of 1 Electric Vehicle Charging Points per residential property with dedicated parking, and 1 in 10 of all allocated parking, which shall be installed to the specification within Thanet Air Quality Technical Planning Guidance 2016.

GROUND:

To promote sustainable forms of transportation and to protect air quality in accordance with Thanet Local Plan Policy EP5 and guidance within the National Planning Policy Framework.

14 Details pursuant to condition 1 shall identify a minimum of 15% of housing to lifetime home and wheelchair standards and include the specification of such dwellings.

GROUND:

To meet the housing needs of the community in accordance with Policy H8 of the Thanet Local Plan 2006.

15 Details pursuant to condition 1 shall include the final route, specification and geometry of the link road between Manston Road and Nash Road. The link road and associated footway/cycleways and bus stops and shelters (which shall be shown) should be provided to an acceptable local distributor standard in accordance with the most up-to-date revision of the Kent Design Guide.

GROUND:

In the interests of highway safety and traffic flow, in accordance with Thanet Local Plan Policy TR16.

16 Details pursuant to condition 1 shall include details of a new pedestrian access into St Gregory's through the development site.

GROUND: In the interests of highway safety and to facilitate the use of alternative means of transport, in accordance with Thanet Local Plan Policy TR12.

17 Details pursuant to condition 1 shall include internal road layouts, including provision of communal on street parking to accommodate likely demand from school pick up and drop off activity.

GROUND:

In the interests of highway safety and traffic flow, in accordance with Thanet Local Plan Policy TR16.

18 Details pursuant to condition 1 shall include a new access roundabout on Nash Road to the same specification as shown on plan 14-011-002B received 24th May 2017.

GROUND:

To mitigate the additional traffic flows created by the development to maintain the free flow of traffic, in accordance with guidance within the National Planning Policy Framework.

19 Details pursuant to condition 1 shall include full details (in the form of scaled plans and / or written specifications) to illustrate the following: -

- i) Parking provision in accordance with adopted standard.
- ii) Turning areas
- iii) secure, covered cycle parking facilities

The scheme shall be implemented as approved prior to the first occupation of the units hereby approved.

GROUND:

In the interests of highway safety

20 Details pursuant to condition 1 (in the form of scaled plans and / or written specifications) shall include, but not necessarily be limited to, the following; proposed roads, footways, footpaths, verges, junctions, sewers, retaining walls, service routes, vehicle overhang margins, embankments, accesses, carriageway gradients, driveway gradients and street furniture.

The development shall be laid out and constructed in accordance with the approved details prior to the first occupation of the dwellings hereby permitted.

GROUND:

In the interests of highway safety

21 No development shall take place until a highways work phasing plan, outlining the point at which each mitigation element outlined in condition 22 and the new link road through the site and associated access points will be completed and operational, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed phasing plan.”

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

Officers agreed to refer any reserved matters applications linked to the outline application to the Planning Committee.

Meeting concluded : 8.30pm

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