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Planning Committee

Minutes of the meeting held on 18 October 2017 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In Attendance: Crow-Brown, L.Fairbrass, Jaye-Jones, Rogers, M Saunders, Shonk and Townend

241. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Ashbee for whom Councillor Taylor-Smith was present, Councillor Matterface for whom Councillor Campbell was present, Councillor Taylor for whom Councillor Dennis was present and Councillor Bambridge.

242. DECLARATIONS OF INTEREST

There were no declarations of interest.

243. MINUTES OF PREVIOUS MEETING

It was proposed by Councillor Tomlinson, seconded by Councillor Edwards and AGREED that the minutes of the Planning Committee held on 20 September 2017 be approved and signed by the Chairman subject to it being noted that Councillor Matterface was present.

244. SITE VISITS

245. F/TH/17/0770 - LAND WEST OF FARLEY ROAD, MARGATE

PROPOSAL: Retrospective application for excavation works to level site and create vehicular access onto Farley Road

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 Within six weeks from the date of this decision, the reptile exclusion fencing to the southern boundary of the site shall be replaced or repaired, with details of the repair works or the replacement fence (which shall include height, design, materials and exact location) to be first submitted to and approved in writing by the Local Planning Authority. The repaired/replacement fence shall be installed in accordance with the approved details.

GROUND:

To safeguard protected species, in accordance with the NPPF.”

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

246. SCHEDULE OF PLANNING APPLICATIONS

247. A01 - F/TH/17/1174 - SEAFIELDS CLIFF ROAD BIRCHINGTON

PROPOSAL: Erection of three storey building containing 4 No 2 bed flats and 2 No 1 bed flats with associated car parking following demolition of existing house

Speaking in favour of the application was Mr O'Connor.

Speaking raising points of concern was Mr Sivak.

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 drawings numbered 07A (received 15/09/17), 08A (received 15/09/17), 09A (received 15/09/17) and 11 (received 15/09/17).

GROUND:

To secure the proper development of the area.

3 The ceilings and floors that separate the residential units, hereby approved shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 50 decibels. The weighted standardized difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014.

GROUND:

To safeguard the residential amenities in accordance with Policy D1 of the Thanet Local Plan.

4 The area shown on the submitted plan as vehicle parking spaces and turning areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND:

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 No residential unit shall be occupied until a scheme for the parking of cycles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

GROUND:

To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

6 Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan numbered 09A (received 15/09/17).

GROUND:

In the interests of highway safety.

7 The development hereby approved shall incorporate a bound surface materials for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety.

8 The gradient of the vehicular access shall not exceed 1:10 for the first 1.5 metres into the site from the highway boundary and shall not exceed 1:8 thereafter.

GROUND:

In the interests of highway safety.

9 Prior to the first occupation of the units hereby permitted pedestrian visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

10 Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.9 metres above the level of the adjacent highway carriageway.

GROUND:

In the interest of highway safety.

11 Prior to the commencement of the development hereby approved a Construction Management Plan shall be submitted to include the following:

- a) Routing of construction and delivery vehicles to/from the site

- b) Parking and turning areas for construction and delivery vehicles and site personnel
- c) Timing of deliveries
- d) Provision of wheel washing facilities
- e) Temporary traffic management/signage

GROUND:

In the interest of highway safety.

12 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

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

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 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing 09A and received 15/09/17 shall be provided prior to the first occupation of the units 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.

15 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

16 All new window and door openings shall be set within reveals not less than 100mm.

GROUND:

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

17 The first and second floor windows in the east and west-facing elevation serving the kitchens of flat 4, 5 and 6, en-suite, bathroom to flat 6 and living/dining area of flat 6 of the building hereby approved shall be provided and maintained with obscure glass and be top hung only.

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

18 Prior to occupation of any residential units to which they relate the privacy screens to the balconies and patio areas shall be fitted and maintained with a 2 metre obscure privacy screen as detailed on drawing numbered 07A (received 15/09/17). The screens shall thereafter be maintained.

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.”

Further to debate, the Chairman withdrew the motion and this was seconded by the Vice Chairman.

Then, it was proposed by the Chairman and seconded by Councillor D Saunders:

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

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

248. A02 - F/TH/17/0405 - FORMER FARM BUILDINGS REAR OF QUEX BARN, QUEX PARK, BIRCHINGTON

Change of use of existing barn buildings to 9 holiday let units and a club room, and erection of one new single storey building to create an additional two holiday let units, with associated parking

Speaking in favour of the application was Mr Curwen.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings titled/numbered; Location Plan (08/06/17), Site Layout (received 03/07/17), DB/IM/16/8a, DB/IM/16/8b, DB/IM/16/9, DB/IM/16/10, DB/IM/16/4, DB/IM/16/5, DB/IM/16/6 and DB/IM/16/7.

GROUND:

To secure the proper development of the area.

3 The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to, and approved, by the local planning authority:

A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the NPPF.

4 An intrusive investigation and updated risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to:
 - Human health;

Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

Adjoining land,

Ground waters and surface waters,

Ecological systems,

- (i) An updated conceptual model of the site indicating sources, pathways and receptors.
- (ii) An appraisal of remedial options and identification of the preferred option(s).

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the NPPF.

5 Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

GROUND:

To ensure that the proposed site investigation, remediation and development will not cause harm to human health or pollution of the environment, in accordance with the advice contained within the NPPF.

6 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. 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.

7 No development shall take place until a Construction Environmental Management Plan, which shall include the following details:

- o timing/programme of works of construction
- o mitigation for the construction phase of the development
- o traffic movements to and from the site and any necessary traffic management measures
- o areas for parking, loading, turning and unloading by site personnel, visitors and delivery vehicles
- o wheel washing facilities

has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

To ensure pollution prevention measures are in place for all potentially polluting activities during construction in accordance within National Planning Policy Framework paragraph 109 and in the interests of highway safety

8 Prior to any vegetation clearance on site a reptile mitigation strategy must be submitted to the Local Planning Authority for written approval. The strategy must be based on the recommendations within paragraph 7.3.1 of the Preliminary Ecological Appraisal; Calumma Ecology; June 2017. The works must be implemented as detailed within the approved report.

GROUND:

In order to safeguard protected species that may be present within or adjacent to the building and in accordance with the advice contained within the NPPF

9 Prior to the occupation of the development hereby approved, an ecological enhancement plan detailing what enhancements will be incorporated in to the site will be approved in writing by the Local Planning Authority.

GROUND:

In the interests of nature conservation in accordance with the advice contained within the NPPF

10 Prior to the first use of the development, the area shown on the deposited plan (received 03/07/17) for the parking of vehicles shall be operational. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety

11 The development shall not be brought into use until a covered cycle storage area has been provided in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority. The secure cycle parking facilities, as agreed shall be provided and thereafter maintained.

GROUND:

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

12 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the holiday lets, or enlargement of a holiday let consisting of an addition or alteration to its roof; or any other alteration to the roof shall not be allowed without the granting of a specific planning permission.

GROUND:

In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

13 The holiday lets, shall be occupied for holiday purposes only. No holiday let hereby approved shall be occupied as a person's sole or main place of residence.

GROUND:

The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Council's policies, in accordance with Policy H1 and paragraph 55 of the NPPF.

14 The owners/operators of the holiday lets hereby approved, shall maintain an up-to date register of the names of all owners/occupiers of individual holiday lets on the site, and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.

GROUND:

The application is for short-term holiday accommodation only, and a more permanent form of accommodation would be contrary to Council's policies, in accordance with Policy H1 and paragraph 55 of the NPPF.

15 Prior to the occupation of development hereby approved, full details of both hard and soft landscape works, to include:

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- o the treatment proposed for all hard surfaced areas beyond the limits of the highway
- o 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

16 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

17 No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has 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:

To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.

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

GROUND

To ensure that features of archaeological interest are properly examined and recorded.

19 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 by the Local Planning Authority.

GROUND:

To ensure that historic building features are properly examined and recorded.

20 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected.

GROUND:

To safeguard the setting of the Listed Building, wider Quex Farm site and landscape in accordance with the principles of the NPPF.”

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

249. A03 - FH/TH/17/1117 - 22 CALLIS COURT ROAD, BROADSTAIRS

Erection of two storey rear extension, together with two storey garage to rear garden

It was proposed by Councillor Buckley, 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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 135-1 and 135-2A (received 04/09/17).

GROUND:

To secure the proper development of the area.

3 The two storey garage hereby approved shall be ancillary to the use of the residential use of the dwelling known as 22 Callis Court Road, Broadstairs, Kent CT10 3AF and shall not be occupied at any time as a separate and un-associated unit of residential accommodation.

GROUND:

For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the National Planning Policy Framework.

4 Prior to the first use of the vehicular access hereby approved visibility splays of 2metres by 2metres behind the footway on both sides of the dwelling access with no obstructions over 0.6m above footway level shall be provided and thereafter maintained.

GROUND:

In the interest of highway safety.

5 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.”

250. R04 - F/TH/17/1079 - 83 SEA ROAD, WESTGATE-ON-SEA

PROPOSAL: Erection of two storey building incorporating garage to ground floor and 1No. studio flat to first floor following demolition of existing boundary wall

Speaking in favour of the application was Mr Tillings.

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:

1 The site lies within the Westgate-on-Sea Conservation Area, and it is the duty of the council, as the Local Planning Authority to pay special attention to the desirability of preserving

or enhancing its character and appearance. In the councils opinion the proposed development will result in the loss of a historic wall which contributes towards the significance of the Westgate-on-Sea Conservation Area as a designated Heritage Asset, significantly harmful to the special character and appearance of the Westgate-on-Sea Conservation Area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 64 and 134 of the National Planning Policy Framework.”

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

Then, it was proposed by Councillor Campbell and seconded by Councillor Tomlinson:

“That the application be APPROVED for the following reasons:

“There would be no harm to character and appearance of the conservation area subject to appropriate safeguarding conditions including a requirement for the garage doors to be timber.”

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

251. **D05 - OL/TH/17/0152 - LAND EAST OF 40 CANTERBURY ROAD WEST, RAMSGATE**

PROPOSAL: Outline Application for the erection of up to 65no. dwellings including access with all other matters reserved

Speaking in favour of the application was Mr Courtley.

Speaking as parish councillor was Councillor Barnbrook.

Speaking as ward councillor was Councillor Townend.

Also speaking as ward councillor was Councillor Rogers.

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

“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, 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 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 The development hereby approved shall be carried out in accordance with the submitted access and highway plan numbered 21300/01 Rev 02, received

GROUND:

To secure the proper development of the area.

6 Prior to the commencement of the development hereby permitted, an acoustic assessment shall be undertaken to determine the impact of noise from transport related sources and shall be made in accordance with BS8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. The results of the assessment and details of a scheme of acoustic protection shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAm_{ax}) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure amenity/garden noise levels of not more than 55dB (LAeq,T). All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect the living conditions of the future occupiers of the development, in accordance with the NPPF.

7 Prior to the first submission of any reserved matters application, an Emissions Mitigation Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Emissions Mitigation Assessment should include a damage cost assessment that uses the DEFRA emissions factor toolkit and should include details of mitigation to be included in the development which will reduce the emissions from the development during construction and when in operation. Any agreed on-site mitigation should be included in any relevant reserved matters submission. All works, which form part of the approved scheme, shall

be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

GROUND:

To protect air quality, in accordance with the NPPF.

8 Prior to the commencement of development (including vegetation clearance), a precautionary mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority. The precautionary mitigation strategy must be informed by an site visit be carried out within 3months prior to the submission of the strategy. The measures shall be implemented in full accordance with the details approved.

GROUND:

To safeguard protected species, in accordance with the NPPF.

9 Prior to the installation of any external lighting, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) Identify those areas / features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, e.g., for foraging.

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior to consent from the Local Planning Authority.

GROUND:

To safeguard protected species, in accordance with the NPPF.

10 Details to be submitted in pursuant of Condition 1 above for the submission of landscaping shall include details of how the development will enhance the quality and quantity of biodiversity through landscape enhancements

11 No development shall take place until the details of the measures which will be undertaken to protect the public underground water supply sources have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

GROUND:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

12 No development shall take place 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. Development shall be carried out in accordance with the approved details.

GROUND:

To prevent pollution in accordance with the NPPF.

14 o Provision and permanent retention of secure, covered cycle parking facilities prior to the use of the site commencing in accordance with details to be submitted to and approved by the Local Planning Authority.

15 o Completion of the proposed site access and associated Canterbury Road West alterations as shown on the submitted plans or amended as agreed with the Local Planning Authority, prior to the use of the site commencing.

16 o Completion of the pedestrian dropped kerbs and tactile paving shown on the submitted plans or amended as agreed with the Local Planning Authority, prior to the use of the site commencing.

17 o The proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

18 o Completion of the following works between a dwelling and the adopted highway prior to first occupation of the dwelling:
 (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).

19 o Provision and maintenance of the visibility splays shown on the submitted plans with no obstructions over 1 metre above carriageway level within the splays, prior to the use of the site commencing.

20 o Contribution to KCC Public Rights of Way to fund the provision of a footpath link connecting the site to the Thanet Parkway Station site.

21 o Construction Management Plan to include the following:
 (a) Routing of construction and delivery vehicles;
 (b) Parking and turning facilities for delivery and site personnel vehicles;

- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required.

22 No development shall take place until the details required by Condition 1 (assumed to be reserve matters condition for layout) shall demonstrate that requirements for surface water drainage can be accommodated within the proposed development layout.

23 No development shall take place until a detailed sustainable surface water drainage strategy 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 100 year storm) can be accommodated and disposed of within the curtilage of the site. 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.

24 No building hereby permitted shall be occupied until 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.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.

25 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where it has been demonstrated to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

Reason:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.”

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

252. **VALIDATION CHECKLIST**

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:

‘Option 4.1 – Members agree to the publishing of local lists of information requirements for applications appended at Annex 1 to 10 of Agenda item 6.’”

The motion was put to the vote and declared CARRIED.

Meeting concluded : 8.40pm

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