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Planning Committee

Minutes of the meeting held on 17 January 2018 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In

Attendance: Councillors Hillman, L Fairbrass, Shonk and M Saunders

274. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Taylor-Smith for whom Councillor Dawson was present.

275. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

276. **MINUTES OF PREVIOUS MEETING**

It was proposed by Councillor Taylor, seconded by Councillor Edwards and AGREED that the minutes of the Planning Committee held on 13 December 2017 be approved and signed by the Chairman.

277. **SCHEDULE OF PLANNING APPLICATIONS**

278. **A01 - F/TH/17/0941 - 18 WESTERN ESPLANADE, BROADSTAIRS**

PROPOSAL: Erection of three storey building containing 6No. 3-bed flats, sedum roof car port and refuse store following demolition of existing dwelling house

Speaking raising points of concern was Mr Howlin.

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.

279. **A02 - FH/TH/17/0743 - 30 KENT ROAD, MARGATE**

PROPOSAL: Part retrospective application for the raising of part of the rear garden, and erection of outbuilding.

Speaking in favour of the application was Mr Elvidge.

Speaking raising points of concern was Mr Mundy.

Speaking as ward councillor was Councillor Hillman.

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 labelled elevations received 26 June 2017, and block plan received, 21 November 2017.

GROUND:

To secure the proper development of the area.

3 Within one month of the date of this permission, a 1.8m high close boarded fence, measured from the approved ground level of the garden within the application site, shall be erected on the boundary between numbers 30 and 32 Kent Road as indicated on the submitted plan received 21 November 2017, and 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.”

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

280. A03 F/TH/17/1356 - 100 STATION ROAD, BIRCHINGTON

PROPOSAL: Erection of a three storey extension to provide 2no. two bed and 1no. one bed flats following removal of external staircase and the insertion of 2no. windows to the front elevation of 100 Station Road.

Speaking in favour of the application was Mr Hayer.

Speaking raising points of concern was Mr Slade.

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 revised drawing numbered 001-201 Rev P4, received 14 December 2017; revised drawings numbered 001-205 Rev P3, 001-203 Rev P4, 001-204 Rev P4, and 101 Rev P3, received on 13 December 2017, and the revised drawing numbered 001-200 Rev P3, received on 29 November 2017.

GROUND:

To secure the proper development of the area.

3 The refuse storage facilities and clothes drying facilities as specified upon the approved drawings numbered SR-001-200 Rev P3 and SR-001-201 Rev P4, shall be provided prior to the first occupation of the flats 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.

4 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. SR-001-200 Rev P3 received on 29th November 2017 shall be provided and thereafter maintained.

GROUND:

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

5 The brickwork to be used in the construction of the development hereby approved shall be London stock brick to match the existing brickwork at no.100 Station Road, and shall be of the same colour, finish and texture.

GROUND:

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

6 Prior to the commencement of the development hereby approved, full details of the render, roof material, windows, hard surfacing material and gates, to be used in the construction of the development hereby permitted shall be submitted to, and approved in writing by the Local Planning Authority. 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.

7 The reveals to all new window and door openings shall not be less than 100mm

GROUND:

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

8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

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

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

Then, it was proposed by Councillor Messenger and seconded by Councillor Ashbee:

“That the application be REFUSED for the following reason:

“That the development would result in harm to the character and appearance of the area due to its scale and depth, harm to amenity from lack of parking, and lack of doorstep play space to the detriment of future occupiers, contrary to Policies D1 and SR5 of the Thanet Local Plan.”

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

281. **A04 - F/TH/17/1397 - DOCK HEREDITAMENT AND PREMISES PORT OF RAMSGATE, ROYAL HARBOUR APPROACH, RAMSGATE**

PROPOSAL: Change of use of land to a 90 space lorry and coach park for a temporary period of 24 months

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 At the expiration of a period ending on 19th January 2020, unless further permission has been granted, the use of the land for lorry and coach parking shall cease.

GROUND:

In view of the temporary nature of the proposal.

2 The development hereby approved shall be carried out in accordance with the submitted drawing numbered 3602_502A, received 25 September 2017.

GROUND:

To secure the proper development of the area.

3 The noise rating level (L_{Ar},Tr) associated with the development site shall be at least 5dB below the background noise level (L_{A90,T}) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014.

GROUND: In the interests of residential amenity.”

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

282. A05 - F/TH/17/1521 - LAND ADJACENT APPLE GARTH GREEN ROAD, BIRCHINGTON

PROPOSAL: Variation of condition 2 attached to planning permission F/TH/17/0029 for erection of a single storey two bedroom dwelling and single garage to allow for the conversion of garage to habitable room and erection of a link from bedroom to dwelling to form a three bedroom dwelling

It was proposed by the Chairman, 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 20 April 2017.

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 P001 and P002 received 12 October 2017 and P002b received 02 January 2017.

GROUND:

To secure the proper development of the area.

3 Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces 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.

4 Prior to the first occupation of the 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.”

283. R06 - F/TH/17/1188 - 2 WILLOW AVENUE, BROADSTAIRS

PROPOSAL: Erection of 1no. attached dwelling

Speaking in favour was Mr Mayhew.

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 proposed dwelling, by virtue of its scale, unrelated design and materials, siting and prominent corner plot location, will result in an incongruous and dominant form of development within the street scene, out of keeping with the established building line, the surrounding pattern of development and the uniform design and appearance of surrounding dwellings, to the detriment of the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 58 and 64 of the National Planning Policy Framework”

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

284. R07 - FH/TH/17/1442 - 20 MILLMEAD AVENUE, MARGATE

PROPOSAL: Erection of part two storey part single storey side and rear extension with juliet balcony to rear and dormer window to front elevation following demolition of garage

Speaking in favour of the application was Mr Bentman.

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 proposed two storey side extension, by virtue of its considerable width, scale and design will result in a discordant and unduly prominent form of development, which will unbalance, and appear disproportionate and unrelated to the design of the existing property, significantly out of keeping with the surrounding pattern of development and the character and

appearance of the area, contrary to Policy D1 of the Thanet Local Plan 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 Ashbee and seconded by Councillor Messenger:

“That the application be APPROVED subject to safeguarding conditions as it was considered that there would be no harm to the character and appearance of the surrounding area.”

The motion was put to the vote and declared CARRIED.

Meeting concluded : 9pm

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