

# Public Document Pack

## Planning Committee

**Minutes of the meeting held on 14 March 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, Messenger, L Piper, D Saunders, Taylor, Taylor-Smith, Tomlinson and Constantine.

**In Attendance:** Councillor Jaye-Jones, Shonk, Bambridge and M Saunders.

### **297. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Dellar for whom Councillor Grove was present as substitute, and Councillor Matterface for whom Councillor Constantine was present as a substitute.

### **298. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **299. MINUTES OF PREVIOUS MEETING**

It was proposed by the Councillor Buckley, seconded by Councillor Tomlinson and AGREED that the minutes of the Planning Committee held on 14 February 2018 be approved and signed by the Chairman.

### **300. SITE VISIT**

### **301. F/TH/17/1781 - LAND ADJACENT 1 ALBERT ROAD, BROADSTAIRS**

PROPOSAL: Erection of 2 No. 4-bed semi-detached dwellings.

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 shown on drawing numbered 17.1116.AE.PL03, 17.1116.AE.PL04, 17.1116.AE.PL05 and 17.1116.AE.PL06.

GROUND:

To secure the proper development of the area.

3 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 dwellings 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.

4 Prior to first occupation of the development hereby permitted, details of location, type and height the boundary treatments, which shall be erected delineating the private gardens of the approved dwellings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of either approved dwelling.

GROUND:

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

5 No further roof alterations whether approved by the Town and Country Planning (General Permitted Development) (England) Order 2015 Class B or C of Part 1 Schedule 2 (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.

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

GROUND:

In the interests of highway safety.

7 No development shall commence on site until full details of the surface water drainage arrangements 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 ensure that there is a satisfactory means of drainage in accordance with the NPPF.

8 The first floor windows in the rear elevation of the dwellings hereby approved (as shown on drawing numbered 17.1116.AE.PL05) shall be provided and maintained with level 5 obscure glass or equivalent.

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.

9 The windows to be provided at first floor level in rear elevation of the dwellings hereby approved shall be provided and maintained with a cill height of not less than 1.73 metres above the finished internal floor level.

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 LOST.

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

“That the application be REFUSED for the following reasons:

That the development would result in harm to the character of the area because of the design, height and scale would appear out of keeping on the street, this was contrary to Policy D1.

The development would have an overbearing impact on adjoining neighbours, this was also contrary to Policy D1.“

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

**302. SCHEDULE OF PLANNING APPLICATIONS**

**303. R01 - F/TH/18/0005 - ST PETERS PRESBYTERY, 117 CANTERBURY ROAD, WESTGATE ON SEA**

PROPOSAL: Change of use of church and dwelling to Offices (Use Class A2) together with cladding to front elevation and alterations to fenestration.

Speaking in favour was Mr Barr.

Speaking as ward councillor was Councillor Bambridge.

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 reasons:

1 The applicant has failed to satisfactorily demonstrate that the community use is no longer needed in the area, or that suitably located alternative accommodation for community use will be provided, and as such the development is contrary to Thanet Local Plan Policy CF1 and paragraph 70 of the National Planning Policy Framework.

2 The applicant has failed to provide an assessment of the availability and suitability of sites in the main town centres or edge of centre locations and the application is, therefore, contrary to the provisions of paragraph 24 of the National Planning Policy Framework which requires a sequential approach in site selection for main town centre uses to ensure the viability and vitality of town centres.”

Following debate, the Chairman and the Vice-Chairman withdrew the motion.

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

“That the application be DEFERRED AND RETURNED to a future Committee meeting for receipt of additional information from the applicant in relation to the two reasons for refusal”

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

**304. R02 - F/TH/18/0114 - 14 DOMNEVA ROAD WESTGATE ON SEA**

PROPOSAL: Replacement of existing timber windows with white UPVC windows.

Speaking as ward councillor was Councillor Bambridge.

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 and enhancing its character and appearance. The replacement of the 16no. ground floor and first floor windows with UPVC will result in the loss of uniquely traditional timber windows and materials from a building that is prominently located within the Conservation Area, resulting in an inappropriate and visually intrusive form of development, detracting from the special character and appearance of the Conservation Area. The proposal is therefore contrary to Policy D1 of the Thanet Local Plan and paragraphs 17, 64, 132 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 D Saunders and seconded by Councillor Tomlinson:

That the application be APPROVED for the following reason:

“That there were existing UPVC windows within the property and that the replacement windows at the lower level should be in keeping with style of the windows to be replaced. These would therefore be in keeping with the character of the existing building, and would protect and preserve the character of the conversation area. “

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

**305. D03 - OL/TH/16/1374 - ST STEPHENS, HAINE ROAD, RAMSGATE**

PROPOSAL: Application for outline planning permission for 100no. dwellings with creation of access on to Haine Road, and all other matters reserved, on land at and adjoining St Stephens Bungalow.

Speaking in favour was Mr Burke.

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

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

‘To DEFER & DELEGATE for approval subject to receipt of Section 106 agreement securing required planning obligations and the following conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site 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 drawings numbered 618/205C, 618/206C, 618/207A, and 618/208, received 12 January 2018.

## GROUND:

To secure the proper development of the area.

6 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 features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

7 Prior to the commencement of development hereby permitted (including site clearance):

- (i) A presence/absence reptile survey shall be carried out on site and submitted to and approved in writing by the Local Planning Authority;
- (ii) If the survey submitted identifies the presence of reptiles on site, the protection measures as outlined within the Reptile Mitigation Strategy received 16 February 2018 shall be implemented and maintained, with details of the completed mitigation measures submitted to and approved in writing by the Local Planning Authority.

## GROUND:

To safeguard protected species, in accordance with the NPPF.

8 No development shall take place until 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 100 year storm) can be accommodated within the curtilage of the site without increase to flood risk on or off-site. Priority shall be given to the use of infiltration and other sustainable drainage features, however if this is specifically demonstrated to be unfeasible, surface water shall be discharged off-site at a staged controlled rate as detailed in the Surface Water Management Strategy (v2.0), prepared by RMB Consultants (Civil Engineering) Ltd, dated December 2017. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

## GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with the NPPF.

9 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:

- a) a timetable for its implementation, and
- b) 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 any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF.

10 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

**GROUND:**

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

11 Prior to the commencement of development hereby permitted, details of the proposed means of foul and surface water sewerage and an implementation timetable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND:**

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

12 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.

13 No drainage systems for the infiltration of surface water drainage into the ground are 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 or ground stability. The development shall be carried out in accordance with the approved details.

## GROUND:

The site lies on a principal aquifer and in Source Protection Zones 2 and 3.

14 Prior to the first occupation of the development hereby permitted, the proposed highway improvements within Haine Road, including the road widening, toucan crossing, uncontrolled pedestrian crossing, tactile paving, footway and cycleways, as shown on the approved plans numbered 618/205C, 618/206C, 618/207A, and 618/208, shall be completed and operational.

## GROUND:

To mitigate against the highway impacts of the proposed development, and to support sustainable modes of transport, in accordance with the NPPF.

15 No development shall take place until a highways work phasing plan, outlining the point at which each mitigation element outlined in condition 14 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.

## GROUND:

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

16 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.

## GROUND:

In the interests of highway safety.

17 The following works between a dwelling and the adopted highway shall be completed prior to the 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).



## GROUND:

In the interests of highway safety.

18 Prior to the first occupation of the development hereby permitted, visibility splays of 2.4m x 120m shall be provided to the access onto Haine Road, as shown on the approved plan numbered 618/207A, with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

## GROUND:

In the interests of highway safety.

19 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 the following:

- (a) Routing of construction and delivery vehicles to/from the site;
- (b) Parking and turning facilities for construction, delivery and site personnel vehicles;
- (c) Wheel washing facilities;
- (d) Temporary traffic management/signage required;
- (e) Provision of wheel washing facilities;
- (f) Access arrangements;
- (g) Timing of deliveries,
- (h) Hours of construction working;
- (i) Measures to control noise affecting nearby residents;
- (j) Dust control measures.

Development shall be carried out in accordance with the approved details.

## GROUND:

In the interests of highway safety.

20 Any accesses onto Haine Road and Spratling Lane shall be constructed of a bound surface material for the first 5 metres from the edge of the highway, with measures to prevent the discharge of surface water onto the highway.

## GROUND:

In the interests of highway safety.

21 Details to be submitted in pursuant of condition 1 above shall include a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014: Sound Insulation and Noise Reduction for Buildings - Code of Practice.

## GROUND:

To protect the living conditions of future occupiers, in accordance with paragraph 17 of the NPPF.

22 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.

23 Details to be submitted in pursuant of condition 1 above shall include an air quality emissions statement that provides details of how the air quality damage costs, as calculated within the emission mitigation assessment reference 1775-201733 dated November 2017, are to be used to achieve air quality improvements through the development.

## GROUND:

To mitigate against the impact of the proposed development upon air quality, in accordance with the NPPF.

24 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 play space and equipped play areas in accordance with Thanet Local Plan Policy SR5 and guidance within the National Planning Policy Framework.

25 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.

26 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.

27 The landscaping details pursuant of condition 1 shall include hedgerow planting along the western, southern and eastern boundaries of the site, and tree planting along the southern boundary of the site.

## GROUND:

To limit the impact upon the countryside and Landscape Character Area, in accordance with Policies CC1 and CC2.”

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

306. **D04 - OL/TH/17/1763 - MANSTON COURT BUNGALOWS, 5 MANSTON ROAD, MANSTON, RAMSGATE**

PROPOSAL: Outline planning application for the erection of 22 dwellings including access.

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

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

‘To DEFER & DELEGATE for approval subject to receipt of Section 106 agreement securing required planning obligations and the following 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 Details pursuant to condition 1 shall include full details of the enhancements to the pedestrian link with Esmonde Drive and Manston Road. These shall be implemented prior to the occupation of the units hereby approved and thereafter permanently retained.

GROUND:

In the interests of sustainability and the integration of the development into the surrounding area.

6 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

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

GROUND:

In the interests of highway safety.

8 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.

9 Prior to the first occupation of any of the units hereby approved the following works between a dwelling and the adopted highway shall be completed:

- a) Footways and/or footpath, 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.

10 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 saved policy D1 of the Local Plan and the National Planning Policy Framework.

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

GROUND:

To meet the housing needs of the community in accordance with saved policy HO8 of the Local Plan.

12 Details to be submitted in pursuant to condition 1 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 saved policy H14 of the Local Plan.

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

14 Prior to the installation of any external lighting, a detailed outdoor lighting scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The development shall be implemented in accordance with the approved scheme and thereafter maintained as agreed.

## GROUND:

In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF and saved policy D1 of the Local Plan.

15 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.

16 No external meter cupboards, vents, flues or extract grilles or overhead supply cables shall be installed on any principle elevation unless in accordance with details of materials and design submitted to and approved in writing by the Local Planning Authority.

## GROUND:

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

17 No development shall take place until a detailed sustainable surface water drainage scheme for the site based on the Surface Water Management Strategy incorporating a Flood Risk Assessment (dated September 2017) and sustainable drainage principles, to include, but not necessarily be limited to, the method of surface water disposal and a timetable for the implementation and a maintenance and management plan for the lifetime of the development, 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 through infiltration features located with the curtilage of the site alone.

Where infiltration is to be used to manage the surface water from the development, it will only be allowed within those parts of the site where it has been demonstrated to the Local Planning Authority that there is no resultant unacceptable risk to controlled waters.

All surface water drainage from parking areas shall be passed through an interceptor designed and constructed to have a capacity and details compatible with the site being drained.

The management and maintenance plan 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.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

**GROUND:**

To ensure that the principle of sustainable drainage are incorporated into this process, to ensure ongoing efficiency of the drainage provisions and to protect vulnerable groundwater resources and human health from pollution in accordance with the National Planning Policy Framework.

18 No development shall take place until details of the means of foul water disposal, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

**GROUND:**

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

19 Prior to the occupation of the development hereby approved, details of how the development will enhance biodiversity will be submitted to, and approved in writing, by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with the provision of generous native planting where possible. The approved details will be implemented and thereafter retained.

**GROUND:**

To enhance biodiversity

20 Details pursuant of condition 1 above shall include an area of open space in the same location and no smaller than that shown on the indicative layout plan no.23361A\_SK001 Rev F

received 13 December 2017. 36 percent of the proposed open space shall be formally equipped as a play area.

**GROUND:**

To 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.

21 Details pursuant to condition 1 above shall include full details of hard and soft landscaping, including details of play equipment for the site, and an implementation timetable for the agreed works; together with a Landscape Management and Maintenance Plan (LMP) for all areas of the site falling outside the identified curtilage of dwellings.

**GROUND:**

To provide open space that offers recreational, community and amenity value and to integrate the development into the surrounding area in accordance with Policy SR11 of the Thanet Local Plan, and guidance within the National Planning Policy Framework.

22 Prior to the commencement of the development hereby approved a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period, and shall provide details of:

- a. the parking of vehicles of site operatives and visitors.
- b. construction vehicle loading/unloading, turning facilities and access routes/arrangements.
- c. loading and unloading of plant and materials.
- d. storage of plant and materials used in constructing the development.
- e. wheel washing facilities and their use.
- f. measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from construction works.
- g. a Construction Environment Management Plan, including details of operational construction time, enclosures for noise emitting equipment, dust and waste management policy and construction site noise management including siting of stationary noisy or vibrating plant equipment.

**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.”

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

Meeting concluded: 8.45pm

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