

Planning Committee

Minutes of the meeting held on 20 February 2019 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillors Messenger, Ashbee, Campbell, K Coleman-Cooke, Connor, Edwards, Evans, J Fairbrass, Fenner, Rusiecki, D Saunders, Taylor and Tomlinson

In

Attendance: Councillors Bambridge, Johnston, Pugh, M. Saunders, Shonk and Wright.

418. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Matterface and Buckley for whom Councillors Campbell and Rusiecki were present.

419. DECLARATIONS OF INTEREST

There were no declarations of interest.

420. MINUTES OF PREVIOUS MEETING

Members AGREED that the minutes of the Planning Committee held on 12 December 2018 be approved and signed by the Chairman.

421. F/TH/18/0576 – LAND TO THE SIDE OF MILL HAVEN, MILL ROW, BIRCHINGTON

Proposal: Erection of 1No two storey 3-bed dwelling and associated parking

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

“Option 4.1 – to approve the application in accordance with the officer recommendation and 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 numbered 02, 03, 07, received on 22 October 2018, and plans numbered 04 and 05, received 27 September 2018.

GROUND:

To secure the proper development of the area.

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

5 The rooflights to be provided in the north east elevation of the dwelling 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.

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

GROUND;

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

7 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;

To Protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policies D1 and D2.

8 No further enlargements or alterations of the dwelling house, whether approved by Class A, B or C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND;

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

9 The development hereby permitted shall be carried out in accordance with the Construction Management Plan received on 21st December 2018 and the Construction Route Plan received on 30th January 2019.

GROUND:

In the interests of highway safety and neighbouring amenity, 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 CARRIED.

422. SCHEDULE OF PLANNING APPLICATIONS

423. A01 - F/TH/18/1421 - LAND ADJACENT 2 PARK PLACE, MARGATE

PROPOSAL: Erection of 1No. two storey 2-bed dwelling

Speaking raising points of concern was Mr Sabbagh.

Speaking as ward councillor was Councillor Johnston.

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

“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 numbered 04 rev A and 03 Rev A received on 23 January 2019 and dated 02 Rev A received on 18 January 2019

GROUND;

To secure the proper development of the area.

3 The development hereby permitted shall be constructed using yellow stock bricks, natural slate roof, and cast iron rainwater goods.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

4 Prior to the construction of the external surfaces of the development hereby approved, samples of the bricks to be used 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;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

5 All new windows shall be timber sliding sash and set within a reveal of not less than 100mm

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

6 Prior to the installation of the timber windows and doors, joinery details at a scale of 1:5 of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

7 Prior to the installation of the rain water goods, details including the material and a sectional profile shall be submitted to and approved in writing by the local planning authority. The rain water goods shall be installed in accordance with the approved details.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

8 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

9 Prior to the installation of the railings hereby permitted, details of the material, colour and finish 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.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.”

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

424. A02 - /TH/18/1675 - YELTON, SECOND AVENUE, BROADSTAIRS

PROPOSAL: Erection of a two storey 5-bed detached dwelling

It was proposed by Councillor Campbell, seconded by Councillor K Coleman-Cooke 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 and by drawings numbered B1313-03 P1, B1313-11 P1, B1313-12 P1, B1313-14 P1, B1313-20 P1, B1313-21 P1, B1313-22 P1, B1313-23 P1 and B1313-200.

GROUND;

To secure the proper development of the area.

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

GROUND;

In the interest of highway safety.

- 4 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.

- 5 Prior to the first occupation of the development hereby approved, full details of both hard landscape works, to include

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.”

425. A03 - F/TH/18/1662 - 12 WEATHERLY DRIVE, BROADSTAIRS

PROPOSAL: Erection of two storey side extension together with erection of single storey front extension following demolition of existing rear extension and garage

It was proposed by Councillor Campbell, seconded by Councillor K Coleman-Cooke 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 drawings numbered 283/05 Rev A and 283/06 Rev A received 17 January 2019.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the erection of the extensions hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND;

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

4 The first floor window in the rear elevation of the extension hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and permanently retained thereafter.

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.”

426. A04 - F/TH/18/1384 - LAND FRONTING MARINA ESPLANADE, RAMSGATE

PROPOSAL: Erection of a flood defence wall, improvements to existing sea wall, raising of ground levels and installation of flood gate together with extension of groyne.

Speaking raising points of concern was Ms Watson.

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

“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 3600_105, 3600_400, 3600_402, 3600_402a, 3600_404, 3600_406,, 3600_409, 3600_410, 3600_411, 3600_414, 3600_700 received 05, October 2018, 3600_502, 3600_503, 3600_504, 3600_506,, 3600_511 received 09 November 2019, 3600_503A received 19 November 2019.

GROUND;

To secure the proper development of the area.

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

- timing/programme of works of construction
- mitigation for the construction phase of the development including, noise, dust and lighting control measures, pollution incident control and site contact details.
- traffic movements to and from the site and any necessary traffic management measures
- areas for parking, loading, turning and unloading by site personnel, visitors and delivery vehicles

- 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.

4 The groyne extension hereby approved shall be finished using a roughened surface as agreed by the applicant in correspondence dated 28 March 2018.

GROUND;

In the interests of biodiversity conservation and enhancement in accordance with the advice contained within the National Planning Policy Framework.”

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

427. A05 - F/TH/18/1624 - 15 WEST CLIFF ROAD, BROADSTAIRS

PROPOSAL: Erection of a first and second floor extension to existing bungalow with a two storey rear extension, a single storey rear extension, dormer windows to front and rear, balcony to front at first floor level and a two storey front extension with pitched roof together with alterations to external materials and fenestration

Speaking raising points of concern was Mrs Tracey.

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

“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 numbered 116_015.PL1.2, 116_016.PL1.2, 116_017.PL1.2, 116_018.PL1.2, 116_020.PL1.2, 116_021.PL1.2, 116_022.PL1.2 and 116_023.PL1.3 received 18 January 2019.

GROUND;

To secure the proper development of the area.

3 The external faces of the development hereby approved shall be finished in:

Walls - Yellow stock brick and off white render
Windows - Black aluminum windows
Roof - Slate roof tiles
Dormer cheeks and face - Slate tile hanging

As illustrated and annotated on the approved plans numbered 116_020.PL1.2, 116_021.PL1.2, 116_022.PL1.2 and 116_023.PL1.3 received 18 January 2019.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

4 Prior to the construction of the external surfaces of the development hereby approved a sample of the yellow stock brick to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved sample.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.

5 All new window and door openings shall be set within a reveal of not less than 100mm as confirmed in the email correspondence received from the agent dated 29 January 2019.

GROUND;

To safeguard the special character and appearance of the area as a Conservation Area in accordance with advice contained within the National Planning Policy Framework.”

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

428. A06 - F/TH/17/0746 - LAND ADJACENT 35 VICTORIA PARADE, RAMSGATE

PROPOSAL: Erection of 2no. detached dwellings, with associated off-street parking.

It was proposed by Councillor Campbell, seconded by Councillor K Coleman-Cooke and RESOLVED:

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

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

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with amended drawings numbered 16/1702/PL/10, 16/1702/PL/11, 16/1702/PL/12, 16/1702/PL/13, 16/1702/PL/14 and 16/1702/PL/15 received 18 January 2019.

GROUND:

To secure the proper development of the area.

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

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted.
- the treatment proposed for all hard surfaced areas beyond the limits of the highway.
- walls, fences, other means of enclosure proposed.
- ecological enhancement measures as identified within the Preliminary Ecological Appraisal dated 21st July 2017.

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 and safeguard protected species, in accordance with Policies D1 and D2 of the Thanet Local Plan and the National Planning Policy Framework.

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

GROUND:

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

6 Prior to the first occupation of the dwellings hereby approved, the areas shown for the parking of vehicles shall be operational. The areas approved shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

7 The vehicular hardstanding within 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.

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

GROUND:

In the interest of highway safety.

9 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.”

429. R07 - F/TH/18/1053 - 43-49 MARINE TERRACE, MARGATE

PROPOSAL: Erection of 124 bedroom hotel (use class C1) with associated restaurant/bar, gymnasium, meeting spaces, and rooftop bar together with 1No retail/restaurant (use classes A1/A3) at ground floor following demolition of existing buildings

Speaking in favour of the application was Mr de Brunner.

Speaking raising points of concern was Mr Nabb.

Speaking as ward councillor was Councillor Johnston.

Speaking under council procedure rule 20.1 was Councillor Bambridge.

Speaking under council procedure rule 20.1 was Councillor Pugh.

Speaking under council procedure rule 20.1 was Councillor Wright.

Speaking under council procedure rule 20.1 was Councillor Shonk.

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

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

‘That the application be REFUSED for the following reasons:

1 The proposal, by virtue of its height, scale, depth and roof design, would appear unduly prominent and obtrusive within its locality, competing with and disrupting views of the landmark

Grade II* Dreamland Cinema building, whilst comprising the loss of two buildings of historic significance within the Margate Conservation area, resulting in severe harm to the significance of the conservation area and the setting of the adjacent Grade II* Listed building, which is not outweighed by the public benefits of the proposal, contrary to Thanet Local Plan Policy D1 and paragraphs 127, 130, 192 and 196 of the National Planning Policy Framework.

2 The proposed development will result in increased recreational pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to paragraph 118 of the NPPF and the Habitats Directive.”

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

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

That the application be APPROVED for the following reason:

"That, whilst giving great weight to the conservation of designated heritage assets and their setting and the impact of the proposed development, the application be approved subject to safeguarding conditions and the receipt of a unilateral undertaking securing mitigation under the Strategic Access Management and Monitoring Plan, as the demonstrable public benefits of the proposal, including the provision of a hotel facility supporting the tourist economy of Margate, associated job creation and the redevelopment of a vacant and harmful gap in Marine Terrace, outweigh the less than substantial harm to the setting of the Grade II* Listed Dreamland Cinema building and the Margate Seafront Conservation Area, including the loss of no.s 48 and 49 Marine Terrace."

Upon putting the motion to the vote, the motion was declared CARRIED.

430. R08 - F/TH/18/1615 - C WATKINS, 1 LEIGH ROAD, RAMSGATE

PROPOSAL: Erection of two storey extension to existing building.

Speaking in favour of the application was Mr Harris.

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

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

‘That the application be REFUSED for the following reason:

1 The proposed two storey extension by virtue of its design materials, form and location will result in an incongruous and discordant form of development which is architecturally unrelated to the design and form of the existing building, and will be clearly visible from adjoining roads and public footpath, significantly harmful to the character and appearance of

the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.”

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

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

“That the application be APPROVED subject to safeguarding conditions as the economic benefits outweigh any harm to the character and appearance of the area resulting from the proposal.”

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

Meeting concluded : 9.20pm