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## Planning Committee

### Minutes of the meeting held on 17 April 2019 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

**Present:** Councillor Bob Grove (Chairman); Councillors Messenger, Ashbee, Buckley, K Coleman-Cooke, Connor, Edwards, Evans, Matterface, D Saunders, Taylor and Tomlinson

**In**

**Attendance:** Councillors M Saunders, Shonk and Wright

#### 448. APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Fairbrass and Fenner.

#### 449. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 450. MINUTES OF PREVIOUS MEETING

The Vice Chairman proposed, Councillor Taylor seconded and Members AGREED that the minutes of the Planning Committee held on 20 March 2019 be approved and signed by the Chairman.

#### 451. SITE VISIT

#### 452. OL/TH/18/1348 - LAND ADJACENT POUCES, MANSTON ROAD, MINSTER

PROPOSAL: Outline Application for the erection of 5no. dwellings including layout and scale

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

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

‘That the application be REFUSED for the following reason:

1 The proposed development, by virtue of its location, would result in a loss of openness and creation of an inappropriate form of residential development along Manston Road, unrelated to existing built development and appearing obtrusive and incongruous within the open countryside, significantly harmful upon the intrinsic open rural character and beauty of the countryside contrary to Thanet Local Plan Policies D1, CC1 and CC2 and paragraphs 11, 127, 170 of the National Planning Policy Framework.

2 The proposed development, represents uncharacteristic frontage development along Manston Road, which is isolated in its appearance and appears out of keeping with the

surrounding pattern of development, thereby failing to respond to the rural character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 127 and 170 of the National Planning Policy Framework.

3 The proposed development will result in additional 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 paragraphs 176 and 177 of the National Planning Policy Framework.”

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

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

“THAT the application be deferred and delegated to officers for approval subject to the receipt of a legal obligation securing the SAMM contribution and safeguarding conditions including archaeology, highways, a restriction on the height of the dwellings to two storey and the retention and provision of a landscape buffer to the western and southern boundary of the site, as the development would not result in landscape harm to the countryside.”

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

#### **453. SCHEDULE OF PLANNING APPLICATIONS**

The Planning Applications Manager reported to the Planning Committee:

For agenda item D05 for Garages At Kingston Close, Ramsgate, there is an error in the calculation for the contribution to the Strategic Access Management and Monitoring Plan. The development comprises 8No. 3 bedroom dwellings and 1No. 4 bedroom dwelling and therefore the required contribution should be £3922 (£424 per three bedroom dwelling and £530 per four bedroom dwelling). Should members decide to grant planning permission for the proposed development, this contribution would be secured by the planning department prior to the determination of the application. The officer recommendation for the application to defer for approval subject to conditions is therefore updated to reflect the revised contribution.

#### **454. A01 - F/TH/19/0256 - MOUNT LAVINA, 195 CANTERBURY ROAD, BIRCHINGTON**

PROPOSAL: Erection of additional garage to end of existing garage block

It was proposed by the Chairman, seconded by the Vice Chairman 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 001, 003, 004, and 006

**GROUND;**

To secure the proper development of the area.”

**455. A02 - F/TH/19/0100 - PLOT 5 YOUNGS NURSERY, ARUNDEL ROAD, RAMSGATE**

PROPOSAL: Erection of detached chalet bungalow with associated parking

It was proposed by the Chairman, seconded by the Vice Chairman 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 569 and 569-1, received 16 March 2019.

**GROUND;**

To secure the proper development of the area.

3 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, 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.

4 The area shown on the approved plan numbered 569-1 for vehicle parking and manoeuvring 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 vehicles 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 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 construction of the external surfaces of the development hereby approved 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.

**GROUND;**

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

7 No further extensions, whether approved by class A 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.

8 Prior to works commencing on site the areas of vegetation and rubble piles must be cleared under a watching brief of an experienced ecologist. The works must be carried out between April and September and if any species are found they must be moved to an area of retained habitat.

**GROUND;**

In order to safeguard protected species that may be present, in accordance with the National Planning Policy Framework.”

**456. A03 - FH/TH/19/0191 - 54 FITZROY AVENUE, BROADSTAIRS**

PROPOSAL: Retrospective application for the erection of a single storey rear extension

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

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

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

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered labelled 'PROPOSED DETAILED PLANS FOR A REAR FACE SINGLE, STOREY EXTENSION AT 54, FITZROY AVENUE, KINGSGATE, KENT', received 12/03/2019.

**GROUND;**

To secure the proper development of the area.”

**457. A04 - F/TH/19/0179 - GARAGES AT KINGSTON CLOSE, RAMSGATE**

PROPOSAL: Change of use of land and relocation of pathway to provide 3no car parking spaces

It was proposed by the Chairman, seconded by the Vice Chairman 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 the submitted drawing numbered 02, Rev A, received 20/03/2019.

**GROUND;**

To secure the proper development of the area.”

**458. D05 - F/TH/19/0178 - GARAGES AT KINGSTON CLOSE, RAMSGATE**

PROPOSAL: Variation of condition 6 of planning permission for erection of 9No. dwellings and associated parking following demolition of existing garages to allow alteration to materials.

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

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

‘To DEFER & DELEGATE for approval to officers subject the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 32 Rev E, 33 Rev D, 34 Rev D, 35 Rev D, 36 Rev D, 37 Rev D, 38 Rev E, received 26 January 2017 and 41 Rev A received 27 January 2017.

**GROUND:**

To secure the proper development of the area.

2 The development hereby permitted shall be completed in accordance public sewer diversion plan numbered 14765/09 approved 14 March 2019.

**GROUND:**

To prevent pollution in accordance with the National Planning Policy Framework.

3 Prior to the first occupation or use of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

**GROUND:**

In the interests of highway safety.

4 Prior to the first occupation of the development hereby permitted, the Turning Head shown on drawing number 41 Rev A received 27 November 2016 for the manoeuvring of vehicles shall be brought into use. The area agreed shall thereafter be maintained for that purpose.

**GROUND:**

In the interest of highway safety.

5 The proposed development shall be constructed with Ibstock Southwark Multi Stock Bricks, and Ibstock Alford Red Bricks for detail, Through colour render smooth finish BS4800: 10 C 33 Vanilla, Monier/Redland concrete interlocking roof tiles Landmark Double Pantile Brown Brindle 44 in accordance with the schedule of materials titled Kingston Close Development received 13 February 2019.

**GROUND:**

In the interests of visual amenity 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 as shown on the approved plan numbered 38 Rev E and the submitted material details outlined in the 'Kingston Close Development' document received 26 January 2017.

**GROUND:**

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

7 All hard and soft landscape 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.

8 The development hereby permitted shall be completed in accordance with the boundary wall details plan numbered 07 approved 14 March 2019.

**GROUND:**

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

**459. D06 - F/TH/19/0177 - GARAGES ADJACENT TO 82 TO 90 CHICHESTER ROAD, RAMSGATE**

PROPOSAL: Variation of condition 6 of planning permission F/TH/16/1703 for erection of 3No. dwellings to allow for alterations to materials

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

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

‘To DEFER & DELEGATE for approval to officers subject the following conditions:

1 The development hereby approved shall be carried out in accordance with the amended plans numbered 21 Rev C and 22 Rev B received 25 January 2017 and the submitted plan numbered 20 Rev B received 14 December 2016.

**GROUND:**

To secure the proper development of the area.

2 The offsite highway works which include the stopping up of the existing bell-mouth vehicular access, the provision of new dropped kerbs and the reinstatement of footpaths shall be carried out concurrently with the development and shall be completed prior to the first occupation of the development hereby approved.

**GROUND:**

In the interest of highway safety.

3 The areas shown on plan number 22 Rev B for the parking and manoeuvring of vehicles shall be operational prior to the first occupation of the development hereby approved and shall be thereafter maintained for that purpose.

**GROUND:**

In the interest of Highway Safety.

4 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on the approved plan numbered 22 Rev B received 25 January 2017 and the

submitted material details outlined in the 'Chichester Road Development' document received 14 December 2016. The works shall be carried out prior to the first occupation 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 and in the interests of highway safety.

5 The development shall be carried out in accordance with the submitted details of materials outlined in the 'Chichester Road Development' Document received 13 February 2019 which include: Ibstock Coleridge Yellow Multi Bricks, Ibstock Alford Red Bricks, Creamy White Render BS 4800 : 10 B 15, Monier/Redland Concrete interlocking roof tiles Landmark Double Pantile, colour: Brown Brindle 44, 600 x 600mm Marshalls Regent Paving colour: Buff and Marshalls Drivesett Tegula Piora Permeable Block Paving, colour: Traditional. The materials hereby approved shall be used on the areas identified in the approved plans numbered 20 Rev B received 14 December 2016 and 21 Rev C and 22 Rev B received 25 January 2017.

**GROUND:**

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

6 All first floor side elevation windows shall be provided and maintained with obscure glazing and shall be non-opening up to a height of 1.7m above internal finished 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.”

Meeting concluded : 7.30pm