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Planning Committee

Minutes of the meeting held on 19 June 2019 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Michael Tomlinson (Chairman); Councillors Coleman-Cooke, Albon, J Bayford, Dennis, Duckworth, Garner, Hart, Keen, Stevens, Taylor and Everitt

In

Attendance: Bambridge, D Saunders, M Saunders and Whitehead

460. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Hopkinson and Huxley, for whom Councillor Everitt was present.

461. DECLARATIONS OF INTEREST

There were no declarations of interest.

462. MINUTES OF PREVIOUS MEETING

Councillor Taylor proposed, the Vice Chairman seconded and Members AGREED that the minutes of the Planning Committee held on 17 April 2019 be approved and signed by the Chairman.

463. SCHEDULE OF PLANNING APPLICATIONS

464. A01 F/TH/19/0223 - STORE REAR OF FORMER STABLE BLOCK, HARTSDOWN PARK, MARGATE

PROPOSAL: Change of use of existing storage building to coffee shop (use class A1), and installation of timber bi-folding doors behind existing refurbished stable doors in north-east elevation

It was proposed by Councillor Albon, 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 02 Rev B dated 22nd March 2019

GROUND;

To secure the proper development of the area.

3 The existing timber stable doors shall be retained in accordance with the approved plan numbered 02 Rev B, received 22nd March 2019, and the agent's correspondence received 22 March 2019.

GROUND:

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

4 The premises shall be used as an coffee shop and for no other purpose including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND;

To secure the proper development of the area in accordance with Thanet Local Plan Policy CF1.”

465. A02 - FH/TH/19/0358 - 52A INGOLDSBY ROAD, BIRCHINGTON

PROPOSAL: Erection of a single storey side extension and first floor rear extension following demolition of existing garage together with extension of vehicular access and hardstanding.

Speaking in favour of the application was Mr Bampton.

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

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

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

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

GROUND;

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

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered named proposed elevations, proposed elevations and sections, proposed ground floor plan and proposed first floor plan, received 26 March 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”

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

466. A03 L/TH/19/0331 - DICKENS HOUSE, 2 VICTORIA PARADE, BROADSTAIRS

PROPOSAL: Application for Listed Building Consent for the installation of steel support to the basement

It was proposed by Councillor Albon, 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 works hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 1493/1 P1 and 1493/4 P1 received 18 March 2019.

GROUND;

To secure the proper development of the area.”

467. R04 - A/TH/18/1687 - FIRST AND SECOND FLOORS 6 - 7 CECIL SQUARE, MARGATE

PROPOSAL: Retrospective application for the erection and display of 1no. non-illuminated fascia sign

Speaking under council procedure rule 20.1 was Councillor Bambridge.

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 signs, by virtue of their prominent siting, size, design and use of materials, overly dominate the building and therefore create an unduly obtrusive, incongruous and cluttered appearance within the street scene which is considered detrimental to the visual amenities of the locality, contrary to the National Planning Policy Framework Paragraphs 132 and 196 and policies D1 and D5 of the Thanet Local Plan 2006.”

Following debate, the motion was put to the vote. The Chairman exercised his casting vote and the motion was declared CARRIED.

468. R05 L/TH/18/1686 - FIRST AND SECOND FLOORS 6 - 7 CECIL SQUARE, MARGATE

PROPOSAL: Retrospective application for Listed Building Consent for the erection and display of 1no. non-illuminated fascia sign to front elevation

Speaking as ward councillor was Councillor Whitehead.

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 signs, by virtue of their prominent siting, size, design and material composition, form a visually dominating element which fails to preserve the significance of the Listed Building and would result in harm to the designated heritage asset, which is not outweighed by any public benefit, contrary to paragraphs 192, 193 and 196 of the National Planning Policy Framework.”

Following debate, the motion was put to the vote. The Chairman exercised his casting vote and the motion was declared CARRIED.

469. R06 - FH/TH/19/0121 - 1 COLEMANS STAIRS ROAD, BIRCHINGTON

PROPOSAL: Erection of a two storey front and side extension

It was proposed by the Chairman and seconded by Councillor Stevens:

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

‘That the application be REFUSED for the following reason:

- 1 The proposed development, by virtue of the scale, height, form, design and location the two storey front and side extension is considered to result in a discordant, dominant and visually intrusive form of development within the street scene, which would poorly relate to the form and design of the existing property, and would extend significantly forward of two storey development in the locality, thereby diminishing the spacious character and pattern of development within this part of Coleman’s Stairs Road, in a highly prominent, corner plot location. The proposed development is therefore considered to result in severe harm 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 CARRIED.

470. **NM/TH/19/0293 - APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION F/TH/18/0265 – 19-21 WARWICK ROAD, MARGATE**

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

“To approve the application in accordance with the officer recommendation”.

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

Meeting concluded : 8.10pm

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