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Planning Committee

Minutes of the meeting held on 17 July 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, Hopkinson, Huxley, Keen, Stevens and Taylor

In

Attendance: Councillors Dexter, Bailey, Fellows, Rogers, D Saunders, M Saunders and Wright

471. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Hart.

472. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

473. **MINUTES OF PREVIOUS MEETING**

Councillor Albon proposed, the Vice Chairman seconded and Members AGREED that the minutes of the Planning Committee held on 19 June 2019.

474. **SCHEDULE OF PLANNING APPLICATIONS**

The Planning Applications Manager outlined the following:

For schedule item 4C for Land West Of 33A Alexandra Road BROADSTAIRS Kent, prior to the production of the agenda the applicant submitted samples and a schedule of materials to the planning department, however current the proposed conditions do not make a reference to the schedule of materials. Therefore as a point of clarification, the recommendation from officer to defer and delegate the application for approval is amended, with condition 2 specifically amended to include the schedule of materials received on the 6th June 2019. For the avoidance of doubt, this application is being considered on the basis of the plans shown and referenced in the report.

475. **A01 - F/TH/18/1744 - LAND ADJACENT TO 16 STATION ROAD, WESTGATE ON SEA**

PROPOSAL: Part retrospective excavation of land and installation of retaining bank

Speaking raising points of concern was Mr Brooks.

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 Within three months of the decision date, the proposed retaining bank, as shown on drawing numbered 01 and entitled 'Proposed Remedial Works to Land Excavation', the Structural Engineers Section drawing numbered P495/1 received 20 December 2018 and as detailed within the Structural Engineers Report Entitled 'P495 - Westgate. Site adjacent to 16 Station Road' received 18 April 2019 shall be installed and fully completed, and thereafter maintained.

GROUND:

To secure the stability of the site and the adjoining land and structures in accordance with paragraph 170 and 179 of the National Planning Policy Framework.”

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

476. R02 - FH/TH/19/0195 - 1 ST JAMES TERRACE, BIRCHINGTON

PROPOSAL: Retrospective application for erection of single storey pitched roof porch to the front of the property

Speaking as ward councillor was Councillor Wright.

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 porch, by virtue of its height, scale, design, and poor relationship with the ground floor bay window, appears as an incongruous element which disrupts the uniform character and appearance of the frontage of properties in this part of St James Terrace contrary to the aims of saved policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.”

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

477. D03 - F/TH/19/0629 - LAND WEST OF 33A ALEXANDRA ROAD, BROADSTAIRS

PROPOSAL: Erection of 5no. 3-storey 4-bed dwellings

Speaking in favour of the application was Mr Evans.

Speaking raising points of concern was Mr Slotover.

Speaking under council procedure rule 20.1 was Councillor Bailey.

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

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

'To DEFER & DELEGATE for approval to officers subject 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 19.1432.MB.PL101 Rev B (received 12/06/19), 19.1432.MB.PL104 Rev A (received 22/05/19), 19.1432.MB.PL105, 19.1432.MB.PL106 and 19.1432.MB.PL107.

GROUND;

To secure the proper development of the area.

3 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND;

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

4 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND;

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

5 Prior to the commencement of any development on site, details to include the following shall be submitted to and approved by the Local Planning Authority, and the development should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Size of delivery vehicles (this is likely to be restricted)
- (g) Access arrangements for construction vehicles

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.

6 The construction of the development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND;

In the interests of highway safety.

7 The area shown on the approved plan numbered 19.1432.MB.PL104 Revision A 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.

8 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.

9 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 19.1432.MB.PI104 Revision A shall be provided and thereafter maintained.

GROUND;

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

10 Prior to the first occupation of the development, the vehicular access shown on the approved plans shall be completed.

GROUND;

In the interests of highway safety.

11 Prior to the first occupation of any dwelling hereby approved, an ecological enhancement plan shall be submitted for approval in writing of the Local Planning Authority, detailing what ecological enhancements will be incorporated into the site. The plans must be incorporated into the site as detailed in the approved plan.

GROUND:

In the interests of biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.”

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

478. D04 - F/TH/19/0289 - LAND WEST OF HAZELDENE RAMSGATE ROAD, SARRE

PROPOSAL: Erection of 5No. two storey 4 bed detached dwellings including access and parking.

It was proposed by the Vice Chairman, seconded by Councillor Dennis 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 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 4502-AX01 Rev C (received 22.05.19), 4502-AX02 Rev C (received 22.05.19), 4502-PD-01 Rev A (received 08/05/19), 4502-PD-02 Rev A (received 08/05/19), 4502-PD-03 Rev A (received 08/05/19), 4502-PD-04 Rev A (received 08/05/19), 4502-PD-05 Rev A (received 08/05/19), 4502-PD-06 Rev A (received 08/05/19), 4502-PD-07 Rev A (received 08/05/19) and 19-075_SKC01 Rev A.

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 details.

GROUND;

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

4 The area shown on the approved plan numbered 4502-AX01 Rev C 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 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 4502-AX01 Rev C shall be provided and thereafter maintained.

GROUND;

In the interests of promoting increased cycling in accordance with policy TR12 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 Prior to the first use of the site hereby permitted the vehicular access approved and associated vehicle crossing point onto the highway, as shown on the shown on the approved plan should be complete.

GROUND;

In the interests of highway safety.

8 Prior to the first occupation hereby approved visibility splays as shown on the approved plan with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND;

In the interest of highway safety.

9 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage

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.

10 Prior to the occupation of any dwelling hereby approved, an ecological management plan shall be submitted to and approved by the Local Planning Authority. It must detail how the application site will be managed and include the following:

- Details of the habitats to be managed
- Details of the aims/objectives of the management
- Rolling 5 year management plan
- Details of enhancements to be incorporated in to the site.
- Details of who will be implementing the management.
- Details of on-going monitoring

The plan must be implemented as approved.

GROUND:

In the interests of biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.

11 Prior to commencement of development (including vegetation clearance) a reptile mitigation strategy must be submitted to and approved in writing by the Local Planning Authority. It must include the following:

- Updated walk over survey
- Map showing of the areas of suitable reptile habitat
- Overview of the mitigation proposed
- Methodology to implement mitigation.
- Details of how retained areas will be protected during construction.

The mitigation strategy must be implemented as approved.

GROUND:

In the interests of biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.

12 Prior to any works commencing on the trees, a precautionary bat mitigation strategy must be submitted for written approval to the Local Planning Authority. The strategy must be implemented as approved.

GROUND:

In the interests of biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.

13 Prior to the occupation of the development hereby approved, a "bat sensitive lighting plan" for the site boundaries shall be submitted to and approved in writing by the local planning authority. The lighting plan shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
- b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the plan and these shall be maintained thereafter in accordance with the approved plan

GROUND:

In the interests of biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.

14 Prior to the occupation of any dwelling hereby approved, an ecological enhancement plan, must be submitted for approval in writing by the Local Planning Authority, detailing what ecological enhancements will be incorporated in to the whole site. The plans must be incorporated in to the site as detailed in the approved plan.

GROUND:

In the interests of biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.

15 No development shall take place until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to, and approved, by the local planning authority:

1. A preliminary risk assessment which has identified:

- (i) all previous uses
- (ii) potential contaminants associated with those uses
- (iii) a conceptual model of the site indicating sources, pathways and receptors
- (iv) potentially unacceptable risks arising from contamination at the site

2. Intrusive Investigation

a) An intrusive investigation and updated risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to:
 - Human health;
 - Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Ground waters and surface waters,
 - Ecological systems,
- (iii) An appraisal of remedial options and identification of the preferred option(s).

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

b) If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning

GROUND:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

16 If, during development, significant contamination is suspected or found to be present at the site, then this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and NPPF.

17 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.

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.

18 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

19 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.

20 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.

21 The first floor bathroom window in the rear elevation of plot 2 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.”

479. D05 - F/TH/19/0407 - 20 CLIVE ROAD, RAMSGATE

PROPOSAL: Erection of 5No two storey detached dwellings with associated access and parking following demolition of existing dwelling.

Speaking in favour of the application was Mr Hume.

Speaking as ward councillor was Councillor Rogers.

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

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

‘To DEFER & DELEGATE for approval to officers subject 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 23541A_002 Rev B, 23541A_003 Rev C, 23541A_099 Rev A, 23541A_100 Rev D, 23541A_101 Rev B, 23541A_102 Rev A, 23541A_103 Rev B, 23541A_104 Rev A, 23541A_200 Rev D, 23541A_201 Rev A, 23541A_202 Rev A, 23541A_301 Rev A, 23541A_300 Rev C,

GROUND;

To secure the proper development of the area.

3 No development shall take place on any external surface of the development hereby approved until details of the type, colour and texture of all materials to be used for the external surfaces of the buildings 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 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.

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.

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 A landscape management plan (including long term design objectives), management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its approved use. The landscape management plan shall be carried out as approved.

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

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 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage

GROUND:

In the interest of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

9 The construction of the development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND;

In the interests of highway safety.

10 The area shown on the approved plan numbered 23541A_002 Revision B 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 any dwelling hereby permitted.

GROUND:

In the interests of highway safety.

11 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.

12 Prior to the first occupation of the development hereby permitted details of the cycle parking, which shall be in the form of a covered and secure enclosure shall be submitted to and approved in writing by the Local Planning Authority.

GROUND;

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

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

GROUND;

In the interest of highway safety.

14 Notwithstanding the details shown on drawing numbered 23541A_002 Revision B details of the refuse collection point shall be submitted prior to the first occupation of any dwelling hereby approved. The refuse collection point will need to be at the front of the site where it meets Clive Road.

GROUND:

In the interests of amenity for future occupiers in accordance with D1 of the Thanet Local Plan.

15 Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units and the external noise levels in the 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, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND:

In the interests of amenity for future occupiers in accordance with D1 of the Thanet Local Plan.

16 Prior to the occupation of any dwelling hereby approved, a lighting plan must be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate that the recommendations within paragraph 4.4.5 (Extended Phase 1 Habitat Survey and Bat Building Survey; Corylus Ecology; March 18) have been implemented. The plan must be implemented as approved.

GROUND:

In the interests of biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.

17 Prior to the occupation of any dwelling hereby approved, a ecological enhancement plan must be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate that the recommendations within paragraph 4.7.2 (Extended Phase 1 Habitat Survey and Bat Building Survey; Corylus Ecology; March 18) have been implemented. The plan must be implemented as approved.

GROUND:

In the interests of biodiversity in accordance with paragraph 175 of the National Planning Policy Framework.

18 Intrusive Investigation

a) No development shall take place until an intrusive site investigation and risk assessment has been undertaken by competent persons and a written report of the findings has been submitted to and approved in writing by the Local Planning Authority. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

(i) A survey of the extent, scale and nature of contamination;

(ii) An assessment of the potential risks in relation to:

Human health;

Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

Adjoining land,

Ground waters and surface waters,

Ecological systems,

(iii) An updated conceptual model of the site indicating sources, pathways and receptors.

(iv) An appraisal of remedial options and identification of the preferred option(s).

All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

b) If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

GROUND:

To ensure that the development does not contribute to, or is not put at unacceptable risk form, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

19 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND:

To ensure that the development does not contribute to, or is not put at unacceptable risk form, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

20 Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

GROUND:

To ensure that the development does not contribute to, or is not put at unacceptable risk form, or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

21 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details

GROUND;

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

22 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 in accordance with the advice contained within 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.

480. D06 - F/TH/19/0454 - THE OLD VILLAGE HALL, PRESTON ROAD, RAMSGATE

PROPOSAL: Erection of 1No two storey 4-bed dwelling with associated parking following demolition of existing hall

It was proposed by the Vice Chairman, seconded by Councillor Dennis 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 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 PR/2162/PD/01 Revision D, PR/2162/PD/02 Revision D, PR/2162/PD/03 Revision D and PR/2162/PD/04 all received on the 6th June 2019.

GROUND;

To secure the proper development of the area.

3 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

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.”

Meeting concluded : 8.45pm

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