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Planning Committee

Minutes of the meeting held on 29 April 2020 at 2.00 pm, held via video conference.

Present: Councillor Michael Tomlinson (Chairman); Councillors Coleman-Cooke, Albon, J Bayford, Currie, Duckworth, Garner, Hart, Keen, Scott, Taylor, Wright, Moore and Rusiecki

562. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Dennis for whom Councillor Rusiecki was present.

563. DECLARATIONS OF INTEREST

There were no declarations of interest.

564. MINUTES OF PREVIOUS MEETING

Councillor Hart proposed, the Vice Chairman seconded and Members AGREED that the minutes of the Planning Committee held on 18 March 2020 be approved and signed by the Chairman.

565. SCHEDULE OF PLANNING APPLICATIONS

566. A01 - R/TH/19/1326 - LAND SOUTH OF BRIARY CLOSE, MARGATE

PROPOSAL: Application for the reserved matters of outline permission OL/TH/16/1473 for the approval of appearance, landscaping, layout and scale for the erection of up to 24no. dwellings

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

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

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

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 200 Rev H, 201 Rev D, 202 Rev A, 300 Rev D, 301 Rev D, 302 Rev c, 303 Rev C, 304 Rev C, 305 Rev C, 306 Rev E, 307 Rev D, 308 Rev E, 309 Rev D, 310 Rev E, 311 Rev D, 312 Rev C and 313 Rev C together with the Written Scheme of Investigation dated January 2019 and document by Herrington Consulting Limited dated 25th June 2020.

GROUND;

To secure the proper development of the area.

2 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

3 Prior to the first occupation of the development hereby approved, full details of both hard and soft 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.

4 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

5 All windows serving WC's, bathrooms and ensuites in the development 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 each respective dwelling 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.

6 The area shown on the approved plans 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.

7 Prior to the first occupation of any respective dwelling, the following works between that dwelling and the adopted highway shall be completed

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND;

In the interests of highway safety.

8 Prior to the first occupation of each dwelling hereby approved 1 Electric Vehicle Charging point per residential property with dedicated parking and 1 in 10 of all non allocated parking shall be provided for each respective dwelling, which shall be installed to the specification within Thanet Air Quality Technical Planning Guidance 2016 and thereafter permanently retained.

GROUND;

In the interest of air quality and amenity in accordance with EP5 of the Thanet Local Plan and paragraph 181 of the NPPF.”

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

567. D02 - F/TH/19/1769 - 1 STANLEY ROAD, MARGATE

PROPOSAL: Change of use from 1No 5 bed dwelling to 1No 5 bed dwelling and 1No 2 bed dwelling with erection of a single storey rear extension and associated works

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

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

To defer and delegate the application to officers for approval subject to the receipt of a satisfactory legal agreement within six months of the date of this resolution securing the required planning contribution, and the following safeguarding 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 APL-100, APL-101, APL-201, APL-202, and APL-302, received 04 March 2020; plans numbered APL-102 and APL-103, received 15 January 2020; and plan numbered APL-301, received 23 December.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extension 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 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. APL-101, received 04 March 2020 shall be provided and thereafter maintained.

GROUND;

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

5 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing numbered APL-101 and received on 04 March 2020 shall be provided prior to the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

GROUND;

To secure a satisfactory standard of development and in the interests of the amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

6 No further extensions, 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.

7 Prior to the first occupation of the dwellings hereby permitted, the doostep playspace for each unit shall be provided, and made secure and available for use, in accordance with plan numbered APL-101, received 04 March 2020. The secure doorstep playspace for each unit shall thereafter be retained.

GROUND:

In the interests of securing safe doorstep playspace for each family unit, in accordance with Policy SR5 of the Thanet Local Plan, and paragraph 127 of the NPPF.

8 The windows to be provided in the side elevation of the rear extension 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.”

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

Then, it was proposed by Councillor Albon and seconded by Councillor Currie:

“That the application be REFUSED as the development would be contrary to Policy CV2 of the Cliftonville Development Plan Document.”

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

568. D03 - F/TH/20/0182 - 45A MANSTON ROAD, RAMSGATE

PROPOSAL: Erection of 3no 2bed detached bungalows with associated parking following demolition of the existing dwelling and garage

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

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

To defer and delegate the application to officers for approval subject to the receipt of a satisfactory legal agreement within six months of the date of this resolution securing the required planning contribution, and the following safeguarding 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 20/404/JG/PL01, 20/404/JG/PL04 and material specification received 7th February 2020.

GROUND;

To secure the proper development of the area.

3 No development, excluding demolition of the existing dwelling, shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND;

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

4 The area shown on the approved plans 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 No further development whether approved by Schedule 2, Part 1, Classes 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.

6 No development, excluding demolition of the existing dwelling, 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.

7 Within 6 months of the works commencing an Ecological Enhancement and Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall detail what ecological enhancements will be incorporated into the site, where they will be located and how they will be managed. The plan shall be implemented as approved.

GROUND;

In the interests of nature conservation in accordance with the advice contained within paragraph 170 of the National Planning Policy Framework.”

569. 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:

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

‘To approve the application for a non-material amendment to planning permission under reference F/TH/18/0265.’”

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

Meeting concluded : 3.10pm