

# Public Document Pack

## Planning Committee

**Minutes of the meeting held on 3 June 2020 at 2.00 pm in Online.**

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

**In Attendance:** Councillor D Saunders

### 579. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Duckworth, Taylor and Dennis for whom Councillor Rusiecki was present.

### 580. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

### 581. **SCHEDULE OF PLANNING APPLICATIONS**

### 582. **A01 - F/TH/20/0075 - LAND REAR OF 88 AND 90 DUMPTON PARK DRIVE, BROADSTAIRS**

PROPOSAL: Erection of a single storey 3-bed detached dwelling with associated parking

A statement raising points of concern from Mrs Stone was read out by an officer.

Speaking as ward councillor was Councillor D Saunders.

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 07 Revision B (received 24/03/2020), 08 Revision B (received 24/03/20) and 09 (received 21 January 2020).

**GROUND;**

To secure the proper development of the area.

3 Prior to the construction of the external surfaces of the new dwellings hereby approved full details 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or other openings shall be inserted in the roof of the dwelling hereby approved without the prior written permission of the Local Planning Authority.

**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.

5 The bathroom and W.C. windows in the north elevation of the dwelling 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.

6 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.

7 Prior to the first occupation of the new dwelling, the area shown for the parking of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

**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 new dwellings hereby approved secure cycle parking facilities shall be provided in the rear garden and thereafter maintained.

**GROUND;**

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

10 An Electric Vehicle Charging point shall be provided within 6 months of the first occupation of the dwelling hereby permitted and thereafter maintained and kept in good working order and 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 National Planning Policy Framework.

11 Prior to the commencement of any development on site, a Construction Management Plan to include the following details shall be submitted to and approved by the Local Planning Authority:

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles, site personnel and visitors for the duration of the development
- (c) Provision of construction vehicle loading/unloading and turning facilities for the duration of the development
- (d) Provision of wheel washing facilities

The construction of the proposed development shall be carried out in accordance with the approved details.

**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.

12 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

13 Prior to the first occupation of the dwelling hereby permitted, the access, as shown on the approved plan including the vehicle crossing in the footway relocation of the existing informal pedestrian crossing in Merrivale Heights and provision and maintenance of visibility splays shall be provided and thereafter maintained for that purpose.

**GROUND;**

In the interests of highway amenity and highway safety, in accordance with Policies D1 and TR16 of the Thanet Local Plan.”

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

**583. A02 - FH/TH/19/1625 - 10 CONVENT ROAD, BROADSTAIRS**

PROPOSAL: Retrospective application for the erection of a swimming pool enclosure to rear

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

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

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

1 The development hereby approved shall accord with the submitted plans numbered 296-001 and 296-002 received 27 November 2019.

**GROUND;**

To secure the proper development of the area.”

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

**584. A03 - FH/TH/20/0170 - FLAGSTONES, WALDRON ROAD, BROADSTAIRS**

Erection of a two storey front extension together with a two storey rear extension

It was proposed by the Vice Chairman, seconded by Councillor Albon 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 A159/01/01 received 14/04/2020.

**GROUND;**

To secure the proper development of the area.

3 The external materials and external finishes to be used in the two storey rear 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 The window in the front elevation of the first floor extension hereby approved shall be non-opening and 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.

5 The relocated first floor window in the side elevation of the works 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.”

Meeting concluded : 2.55pm

This page is intentionally left blank