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Planning Committee

Minutes of the meeting held on 17 June 2020 at 2.00 pm in Online.

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

585. APOLOGIES FOR ABSENCE

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

586. DECLARATIONS OF INTEREST

There were no declarations of interest.

587. MINUTES OF PREVIOUS MEETINGS

588. MINUTES OF PLANNING COMMITTEE HELD ON 20 MAY 2020

Councillor Hart proposed, Councillor Rusiecki seconded and Members AGREED that the minutes of the Planning Committee held on 20 May 2020 be approved and signed by the Chairman.

589. MINUTES OF THE EXTRAORDINARY PLANNING COMMITTEE MEETING HELD ON 3 JUNE 2020

Councillor Hart proposed, Councillor Rusiecki seconded and Members AGREED that the minutes of the Extraordinary Planning Committee held on 3 June 2020 be approved and signed by the Chairman.

590. SCHEDULE OF PLANNING APPLICATIONS

591. A01 - A/TH/19/1138 - THE DAVID COPPERFIELD, WESTWOOD ROAD, BROADSTAIRS

PROPOSAL: Erection and display of 1no. internally illuminated 6.5m high totem sign

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

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

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

1 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

5 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

6 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 7762-SA-8046-P022 H received 04 March 2020 and the submitted signage details entitled 'Drive Totem 1 : 6.5 meter' received 20 August 2020.

GROUND;

To secure the proper development of the area.

7 The intensity of the illumination of the advertisement hereby approved by this consent shall at no time exceed 400cd/sq.m as annotated on the approved plan numbered 7762-SA-8046-P022 H received 04 March 2020.

GROUND;

In the interest of the visual amenity of the area in accordance with Policies D1 and D5 of the Thanet local Plan.”

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

592. A02 - A/TH/19/1139 - THE DAVID COPPERFIELD WESTWOOD ROAD, BROADSTAIRS

PROPOSAL: Erection and display of 5no. internally illuminated fascia signs

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 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

5 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

6 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 7762-SA-8046-P009 F and 7762-SA-8046-P027 F received 04 March 2020 and the submitted signage details entitled 'McDonalds 800mm Alfresco Roof Letters', 'McDonalds 1400mm Alfresco Roof Arch' and 'McDonalds 900mm Alfresco Roof Arch' (however not including the proposed level illumination annotated) received 20 August 2019.

GROUND;

To secure the proper development of the area.

7 The intensity of the illumination of the advertisement hereby approved by this consent shall at no time exceed 400 cd/sq.m as annotated on the approved plans numbered 7762-SA-8046-P009 F and 7762-SA-8046-P027 F received 04 March 2020.

GROUND;

In the interest of the visual amenity of the area in accordance with Policies D1 and D5 of the Thanet local Plan.”

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

593. A03 - A/TH/19/1140 - THE DAVID COPPERFIELD, WESTWOOD ROAD, BROADSTAIRS

PROPOSAL: Erection and display of 3no. internally illuminated menu signs, 1no. internally illuminated information sign, 1no. non illuminated banner sign and 8No. non illuminated information signs

It was proposed by Councillor Rusiecki, seconded by Councillor Albon and RESOLVED:

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

1 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

3 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

4 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

GROUND;

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

5 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 7762-SA-8046-P008 J received 04 March 2020 and the submitted signage details entitled 'Double Digital Menu Board', 'Single Digital Menu Board', 'Dot Signage Litter Sign', 'Dot Signage Noise Sign', 'Dot Signage Pedestrian Crossing', 'Dot Signage Give Way', 'Caution Look Right', 'Caution Look Both Ways', 'Erdds Banner Unit' received 20 August 2020.

GROUND;

To secure the proper development of the area.

6 The intensity of the illumination of the advertisement hereby approved by this consent shall at no time exceed 400 cd/sq.m as annotated on the approved plan numbered 7762-SA-8046-P008 J received 04 March 2020.

GROUND;

In the interest of the visual amenity of the area in accordance with Policies D1 and D5 of the Thanet local Plan.”

594. A04 F/TH/20/0384 - LAND REAR OF PINKS CORNER LODGE, BRAMWELL COURT, MINSTER

PROPOSAL: Erection of 2no. 3-bed two storey dwellings together with double garage, cycle, bin store and associated parking

It was proposed by Councillor Rusiecki, seconded by Councillor Albon and
RESOLVED:

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

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 324-002 Rev A and 324-003 received March 2020.

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 samples.

GROUND;

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

4 The windows identified as high level windows on drawing number 324-003 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.

5 The area shown on the approved plan numbered 324-002 Rev 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.

6 Prior to the first occupation of the dwelling hereby approved, visibility sight lines as shown on drawing number 324-002 Rev A, shall be provided and thereafter maintained with no obstruction above 1m in height.

GROUND:

In the interests of highway safety. Notes:

7 No development 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.

8 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.”

595. D05 - F/TH/19/1025 - THE ORB INN, 243 RAMSGATE ROAD, MARGATE

PROPOSAL: Erection of 10No 2 bed flats, 2No 3 bed maisonettes and 2No 1 bed flats with associated access, parking and landscaping following demolition of existing building

A statement from Mr Blythin in favour of the application was read out by an officer.

A statement from Mr Thompson raising points of concern was read out by an officer.

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

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

‘Defer and Delegate for approval subject to the satisfactory completion of Section 106 agreement within 6 months securing the required planning obligations as set out in the Heads of Terms and 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 (P)002 rev D, (P)003 rev C, (P)004 rev C, (P)005 rev F, (P)006 rev E, received 5th March 2020; amended plan numbered (P)007 rev B, received 7th February 2020; and amended plans numbered (P)007 rev C and (P)1002 rev B, received 3rd December 2019.

GROUND:

To secure the proper development of the area.

3 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.

4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with

a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that historic building features are properly examined and recorded.

5 Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principles contained within the Surface/ Foul Water Strategy report by Abstract Consulting (September 2019) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

GROUND:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

6 No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

GROUND:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with the National Planning Policy Framework.

7 No development shall take place until details of the means of foul drainage 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.

8 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.

9 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 NPPF.

10 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
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures

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.

11 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 approved plan numbered (P)1001 should be complete.

GROUND:

In the interests of highway safety.

12 Prior to the first occupation of the development hereby approved, the redundant vehicle crossing to shall be removed and the footway reinstated in accordance with the specifications set out in the Kent Design Guide.

GROUND:

In the interests of highway safety.

13 Prior to the first occupation of the development hereby approved, visibility splays shall be provided to the access on to Ramsgate Road as shown on the approved plan no.(P)1001, with no obstructions over 0.6m above carriageway level within the splays. The visibility splays shall thereafter be maintained.

GROUND:

In the interest of highway safety.

14 Prior to the first use of the site the vehicle loading/unloading and turning facilities shown on the submitted plan numbers (P)002 rev D shall be provided and permanently retained.

GROUND:

In the interests of highway safety.

15 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. (P)004 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

16 The area shown on the approved plan numbered (P)002 rev D 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.

17 Prior to the first occupation of the development hereby permitted, electric vehicle charging shall be provided within the site in the form of one per ten unallocated spaces, and one per allocated space. Details of the location and design details of the active electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained.

GROUND:

To reduce the impact upon air quality, in accordance with the NPPF.

18 At least 10% of the development shall be built in compliance with building regulation part M4(2).

GROUND:

To meet a range of community needs, in accordance with the NPPF and Policy QD05 of the Draft Local Plan.

19 The refuse storage facilities as specified upon the approved drawing numbered (P)004 rev C shall be provided prior to the first occupation of the development 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.

20 All new window and door openings shall be set within a reveal of not less than 100mm

GROUND:

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

21 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

22 The panels to be used in the front bay projections and side elevation of the refuse store shall be reclaimed flints from the existing building.

GROUND:

In the interests of design and the historic character of the site, in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

23 The first floor southern side elevation windows serving flat 6 and the landing area, and the second floor side elevation dormer windows of the development hereby permitted, shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent, and fixed shut below an internal floor height of 1.7m. The obscure glazing 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.

24 Prior to the installation of any external lighting, full details of the external lighting, including their fittings, illumination levels and spread of light shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting installation shall then be carried out in accordance with the approved details.

GROUND:

To ensure that light pollution is minimised in the interest of the visual and residential amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.

25 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.

26 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.
- ecological enhancements within the site,
- details of the refuse and cycle stores, including elevations and materials,

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.

27 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

28 Prior to the first occupation of the development hereby permitted, a 1.8m high fence shall be erected along the southern side boundary of the site, as shown on plan numbered (P)004 rev C. The fence shall thereafter be maintained.

GROUND:

In the interests of neighbouring privacy, in accordance with Policy D1 of the Thanet Local Plan.

29 The front boundary wall shall be retained, with the new wall to be erected in the location of the redundant access point to match the design, height and materials of the existing wall, as agreed in correspondence from the agent received 8th June 2020.

GROUND:

In the interests of the visual amenities of the area, in accordance with Policy D1 of the Thanet Local Plan.”

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

Meeting concluded : 3.15pm

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