

# Public Document Pack

## Planning Committee

Minutes of the meeting held on 5 August 2020 at 2.00 pm in Online.

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

**In**

**Attendance:** Councillors Bambridge, Braidwood, Rattigan and Rogers.

**612. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Dennis, Duckworth, Keen, Pat Moore and Taylor, for whom Councillor Rusiecki was present. Councillor Whitehead was a substitute for the Labour Group.

**613. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**614. MINUTES OF PREVIOUS MEETINGS**

**615. MINUTES OF EXTRAORDINARY PLANNING COMMITTEE MEETING ON 1 JULY 2020**

Councillor Hart proposed, Councillor Rusiecki seconded and Members AGREED that the minutes of the Planning Committee held on the 1 July 2020 be approved and signed by the Chairman.

**616. MINUTES OF PLANNING COMMITTEE MEETING ON 15 JULY 2020**

Councillor Hart proposed, Councillor Rusiecki seconded and Members AGREED that the minutes of the Planning Committee held on the 15 July 2020 be approved and signed by the Chairman.

**617. SCHEDULE OF PLANNING APPLICATIONS**

**618. A01 - R/TH/19/1780 - LAND NORTH OF COTTINGTON ROAD AND EAST OF LAVENDER LANE, RAMSGATE**

PROPOSAL: Application for the reserved matters pursuant to outline permission OL/TH/17/0151 'Outline application for the erection of up to 41no. dwellings including access' for appearance, landscaping, layout and scale

A statement from Mrs Kisbee in favour of the application was read out by an Officer.

A statement from Mr Willoughby-Browne raising points of concern was read out by an Officer.

A statement from ward Councillor Rattigan was read out raising points of concern.

A statement from ward Councillor Rogers was read out raising points of concern.

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 proposed development shall be carried out in accordance with the following plans:

Highway plans and details received 18 June 2018, and numbered:

- 1322-82-FAH-00-ZZ-DR-C-0013 rev P7
- 1322-82-FAH-00-ZZ-DR-C-0015 rev P6
- 1322-82-FAH-00-ZZ-DR-C-0115 rev P1
- Construction Management Plan (with Appendix 02 rev 1 Traffic Management Plan and Appendix 03 rev 2 Site Logistics Plan)
- 1322-82-FAH-00-ZZ-DR-C-0001 rev P8

Street lighting plan received 22 July 2020, and numbered:

- 132282-1001 rev C Street Lighting Layout
- 14125 Lighting Design Strategy for Biodiversity

Electric vehicle charging plan received 22 July 2020, and numbered:

- 19-0741-77 P3 Electric Vehicle Charging Plan

Amended site, landscaping and affordable housing plans received 18 June 2020, and numbered:

- 19-0741-71 P3, 19-0741-72 P8, 19-0741-73 P3, 19-0741-74 P2, 19-0741-75 P2, 19-0741-76 P2

Amended elevation and floor plans received 18 June 2020, and numbered:

- 19-0741-150 P1, 19-0741-151 P1, 19-0741-300 P2, 19-0741-301 P2, 19-0741-302 P2, 19-0741-303 P2, 19-0741-304 P2, 19-0741-305 P2, 19-0741-306 P1, 19-0741-307 P1, 19-0741-310 P2, 19-0741-311 P2, 19-0741-312 P2, 19-0741-313 P2, 19-0741-314 P2, 19-0741-315 P2, 19-0741-316 P2, 19-0741-317 P3, 19-0741-318 P2, 19-0741-319 P2, 19-0741-320 P2, 19-0741-321 P2, 19-0741-322 P2, 19-0741-324 P2, 19-0741-325 P2, 19-0741-326 P2, 19-0741-327 P2, 19-0741-328 P2, 19-0741-329 P2, 19-0741-330 P2, 19-0741-331 P2, 19-0741-332, 19-0741-333, 19-0741-335 P3, 19-0741-336 P2, 19-0741-337 P3, 19-0741-338 P2, 19-0741-340 P3, 19-0741-341 P2, 19-0741-342 P2, 19-0741-343 P2, 19-0741-344 P1, 19-0741-345 P1, 19-0741-346 P1, 19-0741-347 P1

Site section plans received 18 June 2020, and numbered:

- 19-0741-90 C Site Sections 1 of 2
- 19-0741-91 C Site Sections 2 of 2

- 1322-82-FAH-00-ZZ-DR-C-0005 rev P5

**GROUND:**

To secure the proper development of the area.

2 Prior to the first occupation of the development hereby permitted, the biodiversity enhancements as identified on plan numbered 19/0741-74 Rev P2 shall be provided, and thereafter maintained.

**GROUND:**

In the interests of biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

3 Prior to the first occupation of the development hereby permitted, a detailed landscaping plan shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping plan shall include:

- the landscaping buffer (min 5m depth) to the southern boundary of the site, which should contain both deciduous and evergreen native trees and hedgerow;
- hedgerows and scattered trees along the northern, eastern and western boundaries of the site,
- a 2m high boundary treatment along the eastern and western boundaries of the site, in locations where a boundary of this height does not currently exist,
- landscaping to be provided within the attenuation ponds to achieve a multi-functional design,
- block paving to all parking spaces and permeable paving to parking courts.

**GROUND:**

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

4 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 and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

5 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 amenity areas shall be managed in accordance with the approved landscape management plan in perpetuity.

**GROUND:**

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies QD02 and GI04 of the Thanet Local Plan

6 The electric vehicle charging points as shown on the approved plan numbered 19-0741-77 Rev P3 shall be provided prior to the first occupation of the development hereby permitted and thereafter maintained; with details of the design to be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented.

**GROUND:**

To protect air quality, in accordance with Policy SP14 of the Thanet Local Plan and the advice as contained within the NPPF

7 Prior to the first occupation of the development hereby permitted, details of the cycle parking, which shall be in the form of one space per affordable rented flat, and one space per bedroom within each affordable rent house, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved.

**GROUND:**

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan

8 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes.

**GROUND:**

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

9 Prior the construction of the external surfaces of the development hereby approved, samples of the materials to be used, which shall include red brick, black cladding, slate, clay tiles and render, shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples, unless otherwise agreed in writing by the Local Planning Authority.

**GROUND:**

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

10 All new window and door openings shall be set within a reveal of not less than 75mm.

**GROUND:**

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

11 Prior to the installation of the attenuation drainage basin, details of the preventative measures intended to be used to avoid a breeding ground for mosquitos shall be submitted to, and approved in writing by, the Local Planning Authority. The design of the drainage basin shall incorporate the approved preventative measures.

**GROUND:**

In the interests of human health, in accordance with the strategic objectives of the Thanet Local Plan.

12 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

**GROUND:**

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre.”

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

**619. A02 - FH/TH/20/0740 - 17 HARBOUR STREET, RAMSGATE**

PROPOSAL: Erection of dormer window to rear to facilitate new bathroom in loft

It was proposed by the Chairman and 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 approved drawings numbered A1/102.

**GROUND;**

To secure the proper development of the area.

3 The external materials and external finishes to be used in the dormer window 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 Policies QD02 and HE03 of the Thanet Local Plan

**620. D03 - F/TH/19/0663 - ST PETERS PRESBYTERY, 117 CANTERBURY ROAD, WESTGATE ON SEA**

PROPOSAL: Erection of a four storey building for a mixed use development comprising 751 sq m of commercial office use on the ground floor (use class B1) together with 2No one-bedroom, 8No two bedroom and 4No three-bedroom apartments on first, second and third floors (use class C3) with associated parking, access and landscaping following demolition of existing building.

A statement from Mr Hume, in favour of the application was read out by an Officer.

A statement from Westgate Town Council, raising points of concern, was read out by an Officer.

A statement from ward Councillor Braidwood was read out raising points of concern.

A statement from ward Councillor Bambridge was read out in favour of the application.

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

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

Defer and Delegate for approval subject to the satisfactory completion of unilateral undertaking 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 22 Rev A, 23 Rev B, 28 Rev B and 29 received 17 April 2020, and 21 Rev E, 31, replacement tree planting plan 001 Rev A, tree protection plan 001 Rev A received 16 July 2020.

**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 in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4 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 QD03 of the Thanet Local Plan and the National Planning Policy Framework.

5 No development shall take place 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 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 that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

**GROUND;**

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF

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 the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.

7 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 SE08 of the Thanet Local Plan.

8 Prior to the first occupation of the development hereby permitted details of the cycle parking, shall be submitted to and approved 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 promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan

9 Prior to the first use of the development, the area shown on approved plan numbered 21 Rev E received 17 July 2020 for the parking and manoeuvring of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

**GROUND;**

To provide satisfactory off street parking for vehicles in accordance with Policy TP06 of the Thanet Local Plan and the advice contained within the NPPF

10 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.

11 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 in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

12 Prior to the installation of any external windows and doors, joinery details at a scale of 1:5 of the windows and doors to include sections through glazing bars, frame and mouldings shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

**GROUND;**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy QD02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

13 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 QD02 of the Thanet Local Plan



14 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

**GROUND;**

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

15 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;**

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

16 Prior to the first occupation or use of the building hereby permitted, details of the refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage shall be in accordance with the approved details and thereafter maintained.

**GROUND;**

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD02 and QD03 of the Thanet Local Plan.

17 The proposed B1 use hereby approved shall not be used other than between the hours of Monday to Friday 0800 to 2000.

**GROUND;**

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

18 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 Policy SE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

19 The rating level of noise emitted from the proposed plant and equipment to be installed on the site shall be at least 5dB below the background noise level (LA90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142 2014.

**GROUND;**

In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

20 Prior to the commencement of the development hereby approved, details of the construction of the ceilings and floors that separate the first and second floors shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 50 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics. Field measurement of sound insulation in buildings and of building elements. Airborne sound insulation. The work 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 Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF

21 Prior to the commencement of the development hereby approved, details of the construction of the ceilings and floors that separate the residential and commercial units shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics. Field measurement of sound insulation in buildings and of building elements. Airborne sound insulation. The work 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 Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF

22 Prior to the removal of any trees in connection with the development hereby approved on site, a precautionary method statement shall be submitted to and approved by the Local Planning Authority, detailing how the trees will be removed to minimise the impact on roosting bats. The method statement must be implemented as approved.

**GROUND;**

In order to safeguard protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and advice as contained within the NPPF.

23 Prior to the first occupation of the development hereby approved, an ecological enhancement plan shall be submitted to and approved by 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 the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

24 Prior to the first use of the building hereby permitted, the vehicular access approved and associated vehicle crossing point onto the highway, as shown on the approved plan numbered 21 Rev E received 17 July 2020 should be complete.

**GROUND;**

In the interests of highway safety, in accordance with the advice contained within the NPPF.

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 2012 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 Policy QD02.

26 All excavations within the existing spread of the trees to be retained shall be carried out manually; using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

**GROUND;**

To Protect existing trees and to adequately integrate the development into the environment, in accordance with Thanet Local Plan Policy QD02.

27 Prior to the first occupation of the development hereby approved, details of the design of the electric vehicle charging points, to be located as shown on the approved plan numbered 21 Rev E received 17 July 2020, shall be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented and maintained as approved.

**GROUND;**

To protect air quality, in accordance with Policy SP14 of the Thanet Local Plan and the advice as contained within the NPPF.

28 The first and second floor windows serving the kitchen and living room for units 1 and 6 in the eastern side elevation of the building hereby approved shall be non-opening below 1.73m above the finished internal floor level, 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 the first occupation of the development hereby permitted and permanently retained thereafter.

**GROUND;**

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

29 The ground floor of the development hereby approved shall be used as an commercial office (B1a) and for no other purpose including any other purpose in Class B1; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

**GROUND;**

To secure the proper development of the area as an acceptable departure from Policy E05 and E06 of the Thanet Local Plan.

30 The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 of regulation 36 to the Building Regulations 2010, as amended, applies.

**GROUND;**

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency optional requirement of 110litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

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

Then, it was proposed by the Chairman and seconded by Councillor Albon:

”That the application be deferred to officers to pursue alternatives to carparking and layout with the agreement of KCC highways to seek to retain the mature trees to be removed from the site and report back to Members in a future planning committee with a proposed resolution and also potential reasons for refusal”

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

**621. PLANNING APPLICATION OL/TH/16/1765 – LAND ADJACENT TO SALMESTONE GRANGE NASH ROAD, MARGATE**

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

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

To defer the application to officers for approval subject to securing a legal agreement for the provision of 18% affordable housing on site (split 70% affordable rent and 30% shared ownership) and planning obligations as set out in this report, and safeguarding conditions outlined at Annex 1, updated to reflect the new Local Plan with the addition of two conditions requiring new development to meet the technical standards outlined in the new Local Plan:

- Details pursuant to condition 1 shall demonstrate compliance with the national described space standards as outlined in Policy QD04 of the Thanet Local Plan 2020.
- The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

During debate, Members noted the reduction in affordable housing based on viability.

Further to debate, the motion was WITHDRAWN by the Chairman at the request of the Planning Officer, so that renegotiations could be undertaken to address Members concerns before the report can be brought back to committee.

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

THAT the officer's recommendation be adopted, namely:

Defer to officers to negotiate with the applicant for an increase in the amount of affordable housing proposed, and report back for decision by the Planning Committee, including potential reasons for refusal.

This motion was proposed by the Chairman, seconded by the Vice Chairman and put to a recorded vote, after which it was CARRIED.

Meeting concluded : 4.45 pm

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