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Planning Committee

Minutes of the meeting held on 19 August 2020 at 2.00 pm online.

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

In

Attendance: Councillors Ashbee, Bambridge and Rattigan

622. APOLOGIES FOR ABSENCE

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

623. DECLARATIONS OF INTEREST

There were no declarations of interest.

624. SCHEDULE OF PLANNING APPLICATIONS

625. A01 - R/TH/19/1781 - LAND ADJACENT TO OAKLAND COURT, COTTINGTON ROAD, CLIFFSEND, RAMSGATE

PROPOSAL: Application for the reserved matters pursuant to outline permission OL/TH/17/0150 'Outline application for the erection of up to 23no. 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 Ms Cronje raising points of concern was read out by an officer.

Speaking as ward councillor was Councillor Rattigan.

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:

Drainage strategy plans
- 1322-82-FAH-00-ZZ-DR-C-0007 rev P3

- 1322-82-FAH-00-ZZ-DR-C-0008 rev P3
- 1322-82-FAH-00-ZZ-DR-C-0009 rev P3
- 1322-82-FAH-00-ZZ-DR-C-0010 rev P3
- 1322-82-FAH-00-ZZ-DR-C-0011 rev P2
- 1322-82-FAH-00-ZZ-DR-C-0012 rev P3

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

- 1322-82-FAH-00-ZZ-DR-C-0002 rev P8
- 1322-82-FAH-00-ZZ-DR-C-0014 rev P6
- 1322-82-FAH-00-ZZ-DR-C-0016 rev P5
- 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:

- 132282-1002 rev D
- 14125

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

19-0741-87 P3

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

- 19-0741-81 P3
- 19-0741-82 P5
- 19-0741-83 P3
- 19-0741-84 P2
- 19-0741-85 P2
- 19-0741-86 P2

Amended elevation and floor plans received 18 June 2020 and 07 August 2020, and numbered:

19-0741-152, 19-0741-153, 19-0741-200 P2, 19-0741-201 P1, 19-0741-202 P2, 19-0741-203 P2, 19-0741-205 P2, 19-0741-206 P2, 19-0741-207 P2, 19-0741-208 P2, 19-0741-209 P2, 19-0741-210 P2, 19-0741-211 P2, 19-0741-212 P2, 19-0741-213 P2, 19-0741-215 P2, 19-0741-216 P2, 19-0741-217 P1, 19-0741-218 P1, 19-0741-220 P2, 19-0741-221 P2, 19-0741-222 P2, 19-0741-223 P2, 19-0741-224 P1, 19-0741-225 P1, 19-0741-226 P1, 19-0741-227, 19-0741-228.

Site section plans received 18 June 2020, and numbered:

- 19-0741-95 C
- 19-0741-96 C

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 19/0741-86 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 3m depth) to the northern boundary of the site, which should contain both deciduous and evergreen native trees and hedgerow;
- hedgerows and tree planting within the planting buffer located adjacent to the western boundary of the site,
- native hedgerow planting along the southern and eastern boundaries of the site,
- a 2m high boundary treatment along the eastern boundary 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,
- permeable paving to all parking spaces and 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 19-0741-87 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

13 The windows to be provided in the eastern elevations of unit nos. 22 and 23 within the development hereby permitted 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.

14 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 within the eastern elevations of units numbered 21, 22 and 23 hereby approved without the prior written permission of the Local Planning Authority.

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.”

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

626. A02 - F/TH/20/0338 - 111 WEST DUMPTON LANE, RAMSGATE

PROPOSAL: Change of Use from 4 bed dwelling to 5 bed House of Multiple Occupancy

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

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 named proposed floor plan received 30 March 2020.

GROUND;

To secure the proper development of the area.

3 No more than five persons shall occupy the property as principal or main residence at any one time.

GROUND:

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

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

627. D03 - F/TH/20/0543 - LAND ON NORTH SIDE OF WATERSIDE DRIVE, WESTGATE ON SEA

PROPOSAL: Erection of 3No 3bed and 2No 4bed terraced dwellings with associated parking, bin and cycle stores.

A statement from Ms Coles in favour of the application was read out by an officer.

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

A statement from Councillor H Scott from Westgate Town Council was read out by an officer.

Speaking as ward councillor was Councillor Bambridge.

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

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

‘To defer and delegate for approval subject to the satisfactory completion of unilateral undertaking securing the required contribution for mitigation of the impact of the development on the Special Protection Area within 6 months 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 approved drawings numbered:

29600A_100 Rev P2 (received 23/04/20), 29600A_004 Rev P2 (received 23/04/20), 29600A_110 Rev P3 (received 02/06/20), 29600A_1000 Rev P4 (received 02/06/20), 29600A_1001 Rev P4 (received 02/06/20), 29600A_1006 Rev P2 (received 02/06/20), 29600A_210 Rev P3 (received 02/06/20), 29600A_310 Rev P2 (received 02/06/20)

GROUND;

To secure the proper development of the area.

3 Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking/servicing/loading/unloading/turning/waiting area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

GROUND;

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies QD03, TP06 and TP08 of the Thanet Local Plan and the advice contained within paragraphs 110 and 127 of the National Planning Policy Framework.

4 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 paragraph 192 of the National Planning Policy Framework.

5 No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) 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;

To ensure a satisfactory external appearance and grouping of materials in accordance with policies HE02 and QD02 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

6 No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has 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;

To ensure that the design and appearance of the development is appropriate in accordance with policies HE02 and QD02 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

7 Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND;

To ensure that the development is compatible with the amenities of the locality in accordance with policies HE02 and QD02 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

8 The recommendations within section 5 of the submitted Preliminary Ecological Appraisal (LadellWood; November 2019) shall be adhered to during the construction of the development hereby approved and post development enhancements fully implemented prior to the development's first occupation.

GROUND;

In the interests of nature conservation in accordance with Policy SP30 of the Thanet Local Plan and the advice contained within paragraph 170 of the National Planning Policy Framework.

9 No development over or above foundations shall take place on site details of how the development will enhance biodiversity has been submitted to and approved in writing by the Local Planning Authority. These shall include the installation of integrated bat and bird nesting boxes and hedgehog highways along with provision of generous native planting where possible. The approved details will be implemented and thereafter retained.

GROUND;

In the interests of nature conservation in accordance with Policy SP30 of the Thanet Local Plan and the advice contained within paragraph 170 of the National Planning Policy Framework.

10 The first floor side bedroom window in the front/side elevation of the dwelling sited on plot 1 hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity (as shown on drawing numbered 29600A_110 Rev P3 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 QD03 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

11 Prior to the first occupation of any of the dwellings the balconies hereby permitted a privacy screen at a height of 1.8m shall be erected and thereafter maintained.

GROUND;

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy QD03 of the Thanet Local Plan and the advice contained within paragraph 127 of the National Planning Policy Framework.

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;

In the interests of responding to climate change in accordance with policies SP37 and QD04 of the Thanet Local Plan and the advice contained within paragraphs 150 and 153 of the National Planning Policy Framework.”

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

628. PLANNING APPLICATION F/TH/19/1740 - 51-59 NORFOLK ROAD, MARGATE

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

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

‘Members approve the application subject to the safeguarding conditions outlined in the Planning Committee report of 1 July 2020:

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 009 Rev B received 27 May 2020, 013 Rev E, 015 Rev E, received 28 May 2020, 010 Rev E, 011 Rev E, 014 Rev G, received 15 June 2020.

GROUND;

To secure the proper development of the area.

3 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.

4 Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include

- o species, size and location of new trees, shrubs, hedges and grassed areas to be planted.

- 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.

5 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, frames 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 advice contained within the National Planning Policy Framework.

6 Prior to the first occupation of the development 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 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.

7 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.

8 Prior to the first use of the development, the area shown on approved plan numbered 009 Rev B received 27 May 2020 for the parking and manouvering 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.

9 Prior to the first use of the development, the secure cycle parking facilities, as shown on approved drawing no. 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 The proposed first, second and third floor windows in the southern side elevation serving bathrooms for units 6, 12 and 14 shall be obscure glazed and fixed shut to a height of 1.7m above the 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 CARRIED.

Meeting concluded : 3.45pm

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