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Planning Committee

Minutes of the meeting held on 2 September 2020 at 2.00 pm in Online Only.

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

629. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Dennis, Duckworth, Keen, Taylor and Scott, for whom Councillor Paul Moore was present.

630. DECLARATIONS OF INTEREST

There were no declarations of interest.

631. MINUTES OF PREVIOUS MEETING

Councillor Albon proposed, the Vice Chairman seconded and Members AGREED that the minutes of the Planning Committee held on 5 August 2020 be approved and signed by the Chairman.

632. SCHEDULE OF PLANNING APPLICATIONS

633. A01 - F/TH/20/0426 - 15 APPROACH ROAD MARGATE CT9 2AN

PROPOSAL: Change of use from 1No. 5 bed dwelling into 3No. 2-bed self contained flats and 2No. 1 bed self-contained flats, together with erection of single storey rear extension, 2No. dormer windows to the north west roofslope, alterations to fenestration, formation of vehicular access and associated landscaping and external works

A statement from Mr Bragg 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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 20/2508/PL/04 Rev A, 20/2508/PL/05 Rev A, 20/2508/PL/06 Rev A received 03 July 2020 and 20/2508/PL/08 Rev B and 20/2508/PL/09 Rev A received 21 August 2020.

GROUND;

To secure the proper development of the area.

3 The cheeks of the 2No. Dormers hereby approved shall be finished in cladding of a similar colour, texture and finish to the existing roof tiles as confirmed in the email correspondence received from the agent dated 20 July 2020.

GROUND

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

4 The external materials and external finished to be used in the single storey rear extension and altered existing 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 QD02 of the Thanet Local Plan.

5 Prior to the construction of the cycle and refuse store, details of this store including elevational plans and 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 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.

6 Prior to the first occupation of the dwellings 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. This shall include block paving to the hard standing to provide off street parking to the rear of the site hereby approved, with an alternative colour/finish to the pathway to the refuse and cycle store, as agreed in the email correspondence received from the agent dated 20 July 2020.
- o walls, fences, other means of enclosure proposed.

shall be submitted to, and approved in writing by, the Local Planning Authority. 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 the dwelling hereby approved. 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 Policy QD02 of the Thanet Local Plan.

7 The refuse storage and cycle storage facilitates as specified upon the approved drawing numbered 20/2508/PL/08 Rev B received 21 August shall be provided prior to the first occupation of the 5No. Self-contained flats hereby approved and shall be kept available for that use at all times.

GROUND

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties and provide a satisfactory standard of development for future occupiers in accordance with Policy QD03 of the Thanet Local Plan.

8 The areas shown on the approved plan numbered 20/2508/PL/08 Rev B received 21 August 2020 for vehicle parking and manoeuvring, 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 5No. self-contained flats hereby approved.

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 Policies QD03 and TP06 of the Thanet Local Plan.

9 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
- (h) Access arrangements

GROUND

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 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, in accordance with the advice contained within the NPPF.

11 Prior to the first occupation of the 5No. self-contained flats hereby approved, the vehicular access and associated vehicle crossing point onto the highway, as shown on the approved plan numbered 20/2508/PL/08 Rev B received 21 August 2020 should be completed and made operational.

GROUND

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

12 Prior to the first occupation of the 5No. Self-contained flats hereby approved 2m visibility splays, either side of the access, with no obstructions over 0.6m above footway level, as shown on the approved plan numbered 20/2508/PL/08 Rev B received 21 August 2020, shall be provided and thereafter maintained.

GROUND

In the interest of highway safety in accordance with the advice contained within the NPPF.”

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

634. A02 - FH/TH/20/0618 - FALCONS CREST EPPLE BAY AVENUE BIRCHINGTON CT7 9HT

PROPOSAL: Alterations to roof form from hip and gable to barn hip, erection of front dormer and resizing of existing two front dormers, erection of pitched roof over existing garage, erection of single storey side and rear extensions with associated balcony, excavation works for the formation of indoor pool, together with alterations and enlargement of existing rear dormer, insertion of windows to western elevation, insertion of solar panel to western elevation and alterations to fenestration

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 Falcon-004 and Falcon-010 received 20/07/2020, and Falcon 003, Falcon-007 and Falcon-009 received 06/08/2020.

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 watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has first been submitted to and approved by the Local Planning Authority. The works shall thereafter be carried out in accordance with the agreed programme.

GROUND; To ensure that features of archaeological interest are properly examined and recorded.

4 The external materials and external finishes to be used in the roof alterations and the front and rear dormers 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 QD02 of the Thanet Local Plan

5 The external materials and external finishes to be used in the single storey side extension to the western flank 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 QD02 of the Thanet Local Plan

6 The windows to be provided in the eastern elevation of the ground floor flank projection adjacent to No. 35 Epple Bay A hereby approved shall be provided and maintained with a sill height of not less than 1.73 metres above the finished internal floor level.

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.”

The motion was put to the vote and declared CARRIED.

Meeting concluded : 2.55pm

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