

Planning Committee

Minutes of the meeting held on 11 November 2020 at 5.15 pm, by video conference.

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

In Attendance: Councillors: Dexter, Gregory and Rogers

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Duckworth, for whom Councillor Whitehead was substitute, and Councillor Dennis.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Albon proposed, Councillor Coleman-Cooke seconded and Members AGREED that the minutes of the Planning Committee held on 21 October 2020 be approved and signed by the Chairman.

4. **SCHEDULE OF PLANNING APPLICATIONS**

(a) **A01 F/TH/20/0495, 100-114 Harbour Parade RAMSGATE Kent CT11 8LP**

PROPOSAL: Erection of new wrought iron security fencing around boundary of existing flat roof.

A statement from Mr Ratnasingham, objecting to 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 006/19/04A.

GROUND:

To secure the proper development of the area.

3 The proposed railings shall be wrought iron and painted black.

GROUND:

To preserve the integrity and character of the listed buildings and character and appearance of the Conservation Area in accordance with Policies HE02 and HE03 of the Thanet Local Plan and advice as contained within the NPPF.”

Further to debate, the motion was put to the vote and the proposal FELL.

Councillor Albon then proposed and Councillor Currie seconded, that the application be REFUSED for the following reasons:

The development, by virtue of the design and height of the railings proposed, would appear incongruous and overly cluttered, failing to preserve or enhance the special character and appearance of the Ramsgate Conservation Area, resulting in a detrimental impact on the significance of both the conservation area and competing with the listed buildings and structures in Kent Terrace, not outweighed by any public benefit and as a result the development would be contrary to the aims of policies QD02, HE02 and HE03 of the Thanet Local Plan and the aims of paragraphs 127, 130, 196, 197 and 200 of the National Planning Policy Framework.

This motion was put to the vote and declared CARRIED.

(b) **A02 FH/TH/20/0998, 3 Harrow Dene BROADSTAIRS Kent CT10 2UY**

PROPOSAL: Erection of 2No dormers to side elevations together with increase in ridge height to facilitate conversion of loft.

A statement from Ms Roberts, objecting to the application, was read out by an Officer.

Councillor Dexter spoke as a Ward Councillor.

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 B/2 and B/3 received 28 October 2020.

GROUND:

To secure the proper development of the area.

3 The windows window in the first floor east and western side elevations elevation of the dormers 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.

Further to debate, the motion was put to the vote and the proposal FELL.

Councillor Garner then proposed and Cllr Jill Bayford seconded, that the application be REFUSED for the following reasons:

The proposed dormer windows, by virtue of their size and prominent siting, results in a visually intrusive, incongruous and dominant form of development, unrelated in scale and design to the host building, severely detrimental to the character and appearance of the area, and contrary to Policy QD02 of the Thanet Local Plan, BSP9 of the Draft Broadstairs Neighbourhood Plan, and paragraphs 127 and 130 of the National Planning Policy Framework.

This motion was put to the vote and declared CARRIED.

(c) **A03 F/TH/20/0949, Land Rear of 9 Oakland Court RAMSGATE Kent CT12 5JY**

PROPOSAL: Change of use from agricultural land to residential garden in association with 9 Oakland Court.

It was proposed by the Chairman, seconded by Councillor Albon and AGREED 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 TQRQM20219135134028 and TQRQM20219140539603, received 06 August 2020.

GROUND;

To secure the proper development of the area.

3 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 outbuildings shall be erected on the land subject to this application hereby approved without the prior written permission of the Local Planning Authority.

GROUND:

To safeguard the character and appearance of the countryside and the landscape character area, and residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policies QD02, QD03, SP24 and SP26 of the Thanet Local Plan.

(d) **R04 F/TH/20/0692, Land Adjacent To 2 Shah Place RAMSGATE Kent CT11 7QD**

PROPOSAL: Erection of three and two storey building containing 2No. two bed and 2No. 1bed residential flats with roof terrace.

A statement from Ms Marriage, 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 REFUSED for the following reasons:

1 The proposed 2 and 3 storey building, by virtue of its design, width, and mass would represent a visually dominant, obtrusive and incongruous form of development which would fail to respond to or respect the traditional pattern and appearance of development of the surrounding residential area, resulting in significant harm to the appearance and local distinctiveness of the area, contrary to saved Thanet Local Plan Policy SP35, QD01, QD02 and paragraphs 122, 127 and 130 of the National Planning Policy Framework.

2 The proposed building, by virtue of its location and relationship with the adjacent residential units, would result in an unacceptable loss of light and outlook from the adjacent property (no.1 Shah Place and 76 Chatham Street), and poor standard of accommodation for future occupants by the use of obscure glazing to rear windows at first and second floor level, significantly detrimental to the amenities enjoyed by the occupiers thereof and future living

conditions of new occupants, contrary to Thanet Local Plan Policies QD03, QD04 and paragraph 117 of the National Planning Policy Framework.

3 The proposed two bedroom units with the scheme would not be provided with a safe doorstep play area for young children, to the detriment of the amenities enjoyed by the occupiers of the proposed two bedroom residential unit, contrary to Thanet Local Plan Policy GI04 and paragraph 127 of the National Planning Policy Framework.

4 The proposed development will result in additional pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to policy SP29 of the Thanet Local Plan and paragraph 177 of the National Planning Policy Framework.

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

5. **OL/TH/16/1765 – LAND ADJACENT TO SALMESTONE GRANGE NASH ROAD MARGATE KENT**

PROPOSAL: Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of access with all other matters reserved (Appearance, Landscaping, Layout, Scale).

LOCATION: Land Adjacent To Salmestone Grange Nash Road MARGATE, Kent.

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

“the application be deferred and delegated 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 the 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.”

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

Meeting concluded : 7.30 pm