

Planning Committee

Minutes of the meeting held on 2 December 2020 at 5.15 pm in by Video Conference.

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

In Attendance:

1. **APOLOGIES FOR ABSENCE**

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

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Coleman-Cooke proposed, Councillor Albon seconded and Members AGREED that the minutes of the Planning Committee held on 11 November 2020 be approved and signed by the Chairman.

4. **SCHEDULE OF PLANNING APPLICATIONS**

- (a) **A01 F/TH/20/1196 - Flats 2 and 4 Sion Court, 3 - 4 Sion Hill, Ramsgate, Kent CT11 9JA**

This item was withdrawn from the agenda.

- (b) **A02 F/TH/20/1068 - 1 Sevenscore Farm Cottages, Ebbsfleet Lane North, Ramsgate, Kent CT12 5DN**

PROPOSAL: 1No. 4 Bed Detached Dwelling With Associated Parking.

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 15SFC-P02A, 15SFC-P04A received 20 October 2020 and the submitted drawings numbered 15SFC-P01 received 17 August 2020 and 15SFC-P03 received 27 August 2020.

GROUND;

To secure the proper development of the area.

3 The external surfaces of the dwelling hereby approved shall be finished in accordance with the material schedule as annotated and illustrated on approved plan 15SFC-P04A received 20 October 2020.

GROUND

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

4 Prior the construction of the external surfaces of the development hereby approved samples of the materials to be used to the elevations and roof of the dwelling hereby approved, 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.

5 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,
- o ecological enhancements to be provided within the site.

shall be submitted to, and approved in writing by, the Local Planning Authority. The hard and soft landscaping shall be implemented in accordance with the approved details.

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.

6 The area shown on the approved plan numbered 15SFC-P01 received 17 August 2020 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

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

7 Prior to the first occupation of the dwelling hereby approved visibility splays of 2m x 2m shall be provided to the access on to Ebbsfleet Lane North with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND

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

8 The 2No. First floor windows to the south side elevation and the 1No. Second floor window to the north side elevation of the dwelling hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and fitted with restriction hinges, as annotated on the approved plan numbered 15SFC-P04A received 20 October 2020.

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.

9 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, unless otherwise agreed in writing by the Local Planning Authority.

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.

10 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 /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

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This motion was put to the vote and declared CARRIED.

Meeting concluded: 5.35 pm