

Planning Committee

Minutes of the meeting held on 20 January 2021 at 5.15 pm by Video Conference.

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

In Attendance: Councillor Whitehead

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Scott and Councillor Taylor for whom Cllr Rusiecki was present.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

Councillor Currie proposed, Councillor Albon seconded and Members AGREED that the minutes of the Planning Committee meetings held on 2 and 16 December 2020 be approved.

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**

PROPOSAL: Erection of second and third floor extension to enlarge existing 2No. 2 bedroom self contained flats to 2No. 6 bedroom self contained maisonettes with creation of roof terrace, erection of front balconies, alterations to fenestration and addition of external spiral staircase to rear, following demolition of existing parapet and first floor balcony balustrade.

A statement from Ms Mancini objecting to the proposal was read out by an Officer.

A statement from Mr del Renzio in support of the proposal 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 drawing numbered 396-PLN-200 Rev A received 4 November 2020.

GROUND;

To secure the proper development of the area.

3 The external surfaces of the development hereby approved shall be finished in accordance with the material schedule as annotated and illustrated on the approved plan numbered 396-PLN-200 Rev A received 4 November 2020.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

4 Prior the construction of the external surfaces of the development hereby approved samples of the proposed bricks (Brick A and Brick B) 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 unless otherwise agreed in writing by the Local Planning Authority.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

5 Prior the construction of the external surfaces of the development hereby approved details, including the manufacturers details of the proposed aluminium framed windows and doors 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;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

6 Prior to the installation of the powder coated steel railings to the balconies hereby approved, details of their colour 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;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies

QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

7 All new window and door openings shall be set within a reveal of not less than 100mm.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the area as a Conservation Area in accordance with Policies QD02 and HE02 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

8 The roof terraces hereby approved shall be provided in accordance with the position and provision of glazed balustrading as illustrated and annotated on the approved plan numbered 396-PLN-200 Rev A received 4 November 2020, and thereafter maintained.

GROUND;

To secure a satisfactory external treatment in the interests of visual amenity and to safeguard the residential amenities of adjacent neighbouring properties in accordance with Policies HE02, QD02 and QD03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

9 Prior to the first occupation of the development hereby permitted, details of the proposed refuse and cycle store as shown on approved plan numbered 396-PLN-200 Rev A received 4 November 2020, including its detailed design, colour, finish and means of access, shall be submitted to, and approved in writing by, the Local Planning Authority. The refuse and cycle store shall be provided in accordance with the approved details in the location shown on the approved plan prior to the first occupation of the development hereby permitted, and shall be thereafter maintained for that purpose.

GROUND:

To provide an adequate standard of amenity for the future occupiers of the development and in the interest of promoting cycling in accordance with Policies QD03 and TP03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.”

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

(b) **A02 F/TH/19/1088 - Land On The South East Side Of Canterbury Road, Sarre, CT7 0LF**

PROPOSAL: Use of land for the permanent siting of two mobile homes for permanent residential occupation.

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 approved shall be carried out in accordance with the submitted drawings numbered unnumbered plan received 4th December 2020.

GROUND;

To secure the proper development of the area.

2 Any structures sited on the land shall not exceed single storey in height

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.

3 The area shown on the approved plan for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land.

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 National Planning Policy Framework.”

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

(c) **A03 F/TH/20/1471 - Foy House, 27 - 29 High Street, MARGATE, Kent CT9 1DL**

PROPOSAL: Replacement of existing windows from timber, UPVC and metal to powder coated aluminium, extension of fascia to High Street elevation, replacement of existing doors and installation of Louvre panels to bin store, changes to render together with alterations to fenestration.

Councillor Whitehead spoke under council procedure 20.1.

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 and the approved drawings numbered 350-003 and 350-004.

GROUND;

To secure the proper development of the area.

3 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 policy HE02 of the Local Plan and advice contained within the National Planning Policy Framework”

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

(d) **A04 L/TH/20/1586 - 53 - 57 High Street, MARGATE, Kent CT9 1DX**

PROPOSAL: Application for Listed Building Consent for replacement roof

It was proposed by Councillor Paul Moore, seconded by the Vice Chairman and Members AGREED:

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

That the application be APPROVED subject to the following conditions:

1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered CR/20/21/105/01 and CR/20/21/105/02 received 23/11/2020.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the replacement of the pitched roof coverings hereby approved shall be of the same colour, finish and texture as those on the existing building, unless otherwise agreed in writing by the Local Planning Authority.

GROUND

To preserve the integrity and character of the listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF”

(e) **A05 FH/TH/20/1550 - 3 Upton Grange Broadstairs Kent CT10 2NS**

PROPOSAL: Insertion of window to first floor side elevation

It was proposed by Councillor Paul Moore, seconded by the Vice Chairman and Members 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 proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered 022, 023 and 025.

GROUND;

To secure the proper development of the area.”

(f) **A06 TPO/TH/20/1518 - St Peters Church, Hopeville Avenue, BROADSTAIRS, Kent CT10 2TR**

PROPOSAL: 19No Limes - Crown reduce by up to 5m and up to 2m lateral spread.

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 This approval is only valid for a period of 24 months from the date hereof. Failure to carry out any or all of the approved work within this period will make it necessary to submit a fresh application.

GROUND;

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012.

2 The works approved by this consent shall not exceed those specified in the amended description. They should be carried out by a competent tree surgeon and in accordance with British Standard BS 3998: 2010 "Tree Work - Recommendations".

GROUND;

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012”

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

(g) **A07 TPO/TH/20/1370 - Land Adjacent to 2 Wilbrough Road, BIRCHINGTON, Kent CT7 9DY**

PROPOSAL: 1No Sycamore (T1) - Cut back to give 2m of clearance to the BT lines.
1No Sycamore (T2) - Crown Reduce Eastern Stem by 3m, 1No Sycamore (T3) - Crown Reduce Eastern stem by 3m where overhangs driveway, 1No Sycamore (T4) - Reduce tree to a false pollard/habitat pole at a height of 12m, 1No Sycamore (T6).

- 2.5m Crown reduction on North East stem, 3m reduction on other lateral branches that overhang the driveway, 1No Sycamore (T7) - 4.5m Crown reduction on North West stem and opposite stem to have a 2m crown reduction on lateral branches overhanging the driveway, 1No Sycamore (T8) - Remove the lowest East facing branch (100mm diameter.) and crown reduce the whole tree by 2.5m, 1No Sycamore (T9) South East stem to have lowest North East facing limb removed 2m from the fork. North West stem to have North facing lowest limb removed leaving neat target pruning cut.

It was proposed by Councillor Paul Moore, seconded by the Vice Chairman and Members AGREED:

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

That the application be APPROVED subject to the following conditions:

1 This approval is only valid for a period of 24 months from the date hereof. Failure to carry out any or all of the approved work within this period will make it necessary to submit a fresh application.

GROUND;

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012.

2 The works approved by this consent shall not exceed those specified in the amended description. They should be carried out by a competent tree surgeon and in accordance with British Standard BS 3998: 2010 "Tree Work - Recommendations".

GROUND;

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012.”

(h) **A08 TPO/TH/20/1529 - 3 Upton Grange, Broadstairs, Kent CT10 2NS**

PROPOSAL: 1No Holm Oak (T1) - Crown raise to 5m targeting branches no greater than 100mm in diameter; cut back from adjacent dwellings to allow for 3m clearance, 1No Sycamore (T2) - Crown raise to 5m targeting branches no greater than 75mm in diameter

It was proposed by Councillor Paul Moore, seconded by the Vice Chairman and Members AGREED:

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

That the application be APPROVED subject to the following conditions:

1 This approval is only valid for a period of 24 months from the date hereof. Failure to carry out any or all of the approved work within this period will make it necessary to submit a fresh application.

GROUND;

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012.

2 The works approved by this consent shall not exceed those specified in the amended description. They should be carried out by a competent tree surgeon and in accordance with British Standard BS 3998: 2010 "Tree Work - Recommendations".

GROUND;

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012."

- (i) **D09 F/TH/20/0575 - Green Lawns, 16 Sowell Street, BROADSTAIRS, Kent CT10 2AT**

PROPOSAL: Erection of 4No. two storey 4bed detached dwellings with associated access, parking and landscaping.

A statement from Ms McKenzie objecting to the proposal, 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 DEFERRED AND DELEGATED 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 and the approved drawings numbered 02 E (received 12/01/21), 04 A (received 30/07/20), 05 A (received 30/07/20), 06 A (received 30/07/20), 07 A (received 30/07/20), 08 A (received 30/07/20), 09 A (received 30/07/20) and 10 (received 07/01/21).

GROUND;

To secure the proper development of the area.

3 Prior to above ground works of the dwellings hereby approved, details and manufacturer's specification of the external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

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

4 The first floor ensuite windows in plots 1 & 4 hereby approved shall be non-opening below 1.73m above the finished internal floor level, shall be 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 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.

5 The implementation of ecological enhancements as detailed within Section 4.10 of the submitted ecological report shall be carried out concurrently with the development and thereafter retained.

GROUND

To incorporate biodiversity improvements in accordance with paragraph 175 of the National Planning Policy Framework.

6 Prior to the commencement of works hereby permitted (including demolition and site clearance), an Arboricultural Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The method statement shall include details of the tree protection measures during construction (to accord with BS 5837 2012), works to be carried out within the root protection areas; a scheme for auditing tree protection during construction and subsequent reporting of this to the Local Planning Authority, and construction details of any hard landscaping within the root protection areas of the trees identified for retention on plan 2338/15/B/2D. The development shall be carried out in accordance with the approved details and methodology.

GROUND

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

7 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, to include consideration of the impact of proposed materials on trees identified for retention.

- 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 QD02 and GI04 of the Thanet Local Plan

8 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

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.

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.

11 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) Parking and turning areas for construction and delivery vehicles and site personnel
- (b) Timing of deliveries
- (c) Temporary traffic management / signage
- (d) Measures to control noise affecting nearby residents
- (e) 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 advice contained within the NPPF.

12 The area shown on the approved plan numbered 02E 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”

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

Meeting concluded: 7.10 pm