

Planning Committee

Minutes of the meeting held on 19 May 2021 at 6.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Michael Tomlinson (Chair); Councillors Coleman-Cooke, Albon, J Bayford, Garner, Hart, Hopkinson, Moore, Paul Moore, Rusiecki, Wright and Towning

In Attendance: Councillors Wing, Ara, Bailey and Fellows.

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Scott for whom Councillor Towning was present as a substitute, and Councillor Keen.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETINGS**

(a) **Minutes of the Planning Committee meetings held on 14 April 2021**

Councillor Coleman-Cooke proposed, Councillor Albon seconded and Members agreed that the minutes of the Planning Committee Meeting held on 14 April 2021 be approved and signed by the Chairman.

(b) **Minutes of the Planning Committee meetings held 21 April 2021**

Councillor Coleman-Cooke proposed, Councillor Rusiecki seconded and Members agreed that the minutes of the Planning Committee Meeting held on 21 April 2021 be approved and signed by the Chairman.

4. **SCHEDULE OF PLANNING APPLICATIONS**

(a) **A01 R/TH/20/0174 - Westwood Lodge, Poorhole Lane, BROADSTAIRS, CT10 2PP**

PROPOSAL: Reserved matters application pursuant to permission OL/TH/15/0788 (Outline application for the erection of 153 dwellings with all matters reserved) for the approval of access, appearance, landscaping, layout and scale.

Mr Dempsey spoke in favour of the application.

Councillor Bailey spoke under council procedure rule 20.1.

It was proposed by the Chair and seconded by the Vice-Chair:

'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 submitted application and the approved drawings numbered:

Received 20/04/21

Site Layout Rev P05	0053-WH-MP-XX-DR-A-1000-S4
Fire tracking & Parking Strategy Plan Rev P05	0053-WH-MP-XX-DR-A-1001-S4
Materials & Boundary Treatment Plan Rev P05	0053-WH-MP-XX-DR-A-1002-S4
Refuse Management Strategy Plan S4 Rev P05	0053-WH-MP-XX-DR-A-1004-S4
Elevational Treatment Character Plan Rev P06	0053-WH-MP-XX-DR-A-1005-S4
Street Scenes 'A-A' 'B-B' 'C-C' Rev P01	0053-WH-MP-XX-DR-A-1006-S4
Retained Land Plan S4 Rev P04	0053-WH-MP-XX-DR-A-1007-S4
Temporary Access Rights Plan Rev P04	0053-WH-MP-XX-DR-A-1008-S4
Permanent Access Rights Plan Rev P04	0053-WH-MP-XX-DR-A-1009-S4
Proposed Demolition Plan P02	0053-WH-MP-XX-DR-A-1010 S4 Rev
Soft Works GA	2925-01-003 Rev G
Soft Works GA Plant species and densities	2925-01-004 Rev B
Hard Landscape Plan	2925-01-002 Rev F
Landscape Masterplan	2925-01-001 Rev G
Visibility Splays & Cyclist Forward Visibility	AMA/20854/SK006.2
Affordable Tenure Plan Rev P05	0053-WH-MP-XX-DR-A-1003-S4
Block 5 Standard Elevations S4 Rev P02	0053-WH-05-EL-DR-A-2014-S4
Block 10 Frontage Elevations P02	0053-WH-10-EL-DR-A-2019-S4 Rev
Block 11 Frontage Elevations P02	0053-WH-11-EL-DR-A-2020-S4 Rev
Block 12 Frontage Elevations P02	0053-WH-12-EL-DR-A-2021-S4 Rev
Block 13 Frontage Elevations P02	0053-WH-13-EL-DR-A-2022-S4 Rev
Block 15 Special Detailing Elevations P02	0053-WH-15-EL-DR-A-2024-S4 Rev
Block 16 Special Detailing Elevations P02	0053-WH-16-EL-DR-A-2025-S4 Rev
Block 17 Special Detailing Elevations P02	0053-WH-17-EL-DR-A-2026-S4 Rev

Block 18 Hipped Roof Elevations P02	0053-WH-18-EL-DR-A-2027-S4 Rev
Block 22 Hipped Roof Special Detail Elevations S4 Rev P02	0053-WH-22-EL-DR-A-2031-
Malden Floor Plans P01	0053-WH-H1-PL-DR-A-1010-S4 Rev
Enfield Floor Plans P02	0053-WH-H3-PL-DR-A-1011-S4 Rev

Received 12/02/21

Emergency Vehicle Swept Path Analysis	AMA/20854/A/TR005
Visibility Splays	AMA/20854/SK001.1
Forward Visibility Splays	AMA/20854/SK001.3
Large Refuse Vehicle Swept Path Analysis	AMA/20854/ATR001
Large Refuse Vehicle Swept Path Analysis	AMA/20854/ATR002
Large Refuse Vehicle Swept Path Analysis	AMA/20854/ATR003
Large Refuse Vehicle Swept Path Analysis	AMA/20854/ATR004
Visibility Splays & Cyclist Forward Visibility	AMA/20854/SK001.2
Tree Constraints Plan	13602/P01 Rev A
Tree Retention and Removal Plan	13602/P02 Rev A

Received 15/01/21

Tree works schedule	
Block 1 Standard Elevations S4 Rev P01	0053-WH-01-EL-DR-A-2010-
Block 2 Standard Elevations S4 Rev P01	0053-WH-02-EL-DR-A-2011-
Block 3 Standard Elevations S4 Rev P01	0053-WH-03-EL-DR-A-2012-
Block 4 Standard Elevations S4 Rev P01	0053-WH-04-EL-DR-A-2013-
Block 6 Standard Elevations S4 Rev P01	0053-WH-06-EL-DR-A-2015-
Block 7 Standard Elevations S4 Rev P01	0053-WH-07-EL-DR-A-2016-
Block 8 Standard Elevations S4 Rev P01	0053-WH-08-EL-DR-A-2017-
Block 9 Standard Elevations S4 Rev P01	0053-WH-09-EL-DR-A-2018-
Block 14 Special Detailing P01	0053-WH-14-EL-DR-A-2023-S4 Rev
Block 19 Hipped Roof Elevations	0053-WH-19_EL-DR-A-2028-S4
Block 23 - 3 Bed M4(3) Compliant Elevations Rev P01	0053-WH-23-EL-DR-A-2032-S4
Block 24 - 4bed Standard Elevations P01	0053-WH-24-EL-DR-A-2033-S4 Rev
Block 25 - 4Bed Special Detailing Elevations Rev P01	0053-WH-25-EL-DR-A-2034-S4
3 Bed M4(3) Compliant Floor Plans S4 Rev P01	0053-WH-3B-PL-DR-A-1012-

4 Bed Floor Plans
P01

0053-WH-4B-PL-DR-A-1013-S4 Rev

Section 278 Works General Arrangement
Tree Removal Plan

AMA/20854/S278/001 Rev A
0053-LGMH-00-XX-DR-Z-4000

GROUND:

To secure the proper development of the area.

2. 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

3. The development shall be carried out in accordance with the "Westwood Lodge woodland management and biodiversity plan (dated 01/02/2021)", the "Ecological Management Plan" received 15th February 2021 and the Ecological Enhancement Plan numbered 0053-WH-MP-XX-DR-A-1015-S4 Rev P01 received 5th May 2021. This includes reporting procedures as outlined in the documents for ongoing monitoring and updating the management plan as necessary.

GROUND:

In the interests of preserving and enhancing biodiversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies QD02, GI04 and GI06 of the Thanet Local Plan and the National Planning Policy Framework.

4. Prior to the first occupation of any dwelling hereby approved details of the colour and weight-bearing capacity of the areas of hard surfacing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset and to ensure suitable access for refuse vehicles in accordance with policies HE03 and QD02 of the Thanet Local Plan and the advice as contained within the NPPF.

5. The development shall be carried out in accordance with the detailed measures in the Arboricultural Method Statement received 15th February 2021, including but not limited to general site procedures, reporting of

incidents, location of tree protection barriers, method of excavation and monitoring on site during construction.

GROUND:

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

6. Prior to the first occupation of any dwelling, 1:20 drawings of the new heritage bollards/heritage columns next to listed gates shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the agreed details and thereafter retained.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

7. Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.

GROUND:

In the interests of minimising light pollution, ecology and crime prevention and to safeguard the amenities of the locality in accordance with the NPPF.

8. Prior to the construction of the external surfaces of the development hereby approved samples of the materials to be used in the approved dwellings 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

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. Prior to the first occupation of the development hereby permitted, the visibility splays/envelopes shown on drawings numbers AMA/20854/SK001.1, SK001.3 and SK006.2 shall be provided with no obstructions over 1 metre above carriageway level within the splays/envelopes, and be thereafter maintained.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

11. Prior to the first occupation of the development hereby permitted, 25 metres x 2 metres x 25 metres visibility splays at the junction of the proposed pedestrian/cycle route and the existing private driveway from Ramsgate Road shall be provided with no obstructions over 0.6 metres above surface level within the splays, and be thereafter maintained.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

12. Prior to the first occupation of the development hereby permitted, 25 metres x 2 metres x 25 metres visibility splays at the junctions of the existing private driveways and the proposed main access road shall be provided with no obstructions over 1 metre above carriageway level within the splays, and be thereafter maintained.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

13. Prior to the first occupation of the dwellings denoted as plots 1-3 and 116-120, 2 metres x 2 metres pedestrian visibility splays behind the footway on both sides of the accesses shall be provided to plots 1-3 and 116-120 with no obstructions over 0.6m above footway level, and thereafter be maintained.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

14. Prior to the first occupation of the respective dwellings, 1 metre x 1 metre pedestrian visibility splays behind the footway on both sides of the accesses to plots 4, 8, 44-61, 71, 72, 99-115 and 45-153 shall be provided with no obstructions over 0.6m above footway level, and thereafter be maintained.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

15. Prior to the first occupation of the development hereby permitted, 2 metres x 2 metres pedestrian visibility splays behind the footway on both

sides of each existing private driveway at its junction with the proposed main access road shall be provided with no obstructions over 0.6 metres above footway level within the splays, and thereafter be maintained.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

15. Prior to the first occupation of the development hereby permitted, the pedestrian/cycle route between Ramsgate Road/Sloe Lane and the western cul-de-sac of the approved development shall be completed and thereafter be retained.

GROUND:

To facilitate safe and convenient movement by pedestrians and cyclists, in accordance with the Policies TP02 and TP03 of the Thanet Local Plan.

16. Prior to the first occupation of the development hereby permitted, the Poorhole Lane access to the site shall be completed and fully operational.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

17. A plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling detailing the location of 10% of dwellings to comply with building regulation part M4(2) accessible and adaptable dwellings and building regulation part M4(3) relating to 5% of the affordable housing units hereby approved.

GROUND:

To ensure the future needs of households in accordance with policy QD05 of the Local Plan.

18. Prior to the occupation of any dwelling hereby approved, precise details of the Local Equipped Areas of Play Space (LEAP) and low height play equipment to follow the woodland walk (shown on the approved plans) shall be submitted to and approved in writing by the Local Planning Authority. Details should include details of type and positioning of play equipment, height, location and materials for boundary treatments, signs and furniture within the area and the responsibility for management and maintenance. The LEAP and woodland walk shall be provided in accordance with the agreed details before the first occupation of any dwelling hereby approved and thereafter be available for use.

GROUND:

To ensure that the development incorporates appropriate amenity space and children's play areas in accordance with policy GI04 of the Thanet Local Plan.

19. 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.

20. Prior to the first occupation of the development hereby approved, a detailed habitat plan for the southern area of the site (denoted as Area 3, 6 and 7), showing biodiversity and ecological enhancement measures to accord with the submitted Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in full in accordance with the agreed detail prior to first occupation of any dwelling hereby approved.

GROUND:

In the interests of preserving and enhancing biodiversity and ecological potential, and to adequately integrate the development into the environment, in accordance with Policies QD02, GI04 and GI06 of the Thanet Local Plan and the National Planning Policy Framework.

Upon being put to the vote, the motion was declared CARRIED.

(b) **A02 F/TH/20/0969 - Addington House Business Centre, Addington Place, RAMSGATE, CT11 9JG**

PROPOSAL: Erection of 5No. 3 storey 3 bed and 1No. 3 storey 4 bed terraced dwellings following demolition of existing offices, stores and laundry.

Mr Scott spoke in objection to the application.

Councillor Ara spoke as Ward Councillor.

Councillor Wing spoke as Ward Councillor.

It was proposed by the Chair and seconded by the Vice-Chair:

‘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 04577_NB109 Rev B received 03 March 2021, 04577_NB103 Rev C, 04577_NB104 Rev D, 04577_NB105 Rev D and 04577_NB106 Rev C received 09 December 2020.

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of the development hereby permitted, a scheme to address the issue of noise and odour which may affect residents and will minimise the effects shall be submitted to, and approved in writing by the Local Planning Authority. The proposal shall include:

- Acoustic glazing to all front facade windows and the rear elevation windows to Plot 6.
- Air conditioning details to be agreed - unit to be acoustically treated, details to be agreed.

GROUND:

In the interest of residential amenity for future occupants and in pursuance of Policy QD03 of the Thanet Local Plan.

4 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.

5 The external surfaces of the development hereby approved shall be finished in accordance with the material schedule as annotated and illustrated on the approved plans numbered 04577_NB103 Rev C and 4577_NB105 Rev D received 09 December 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.

6 Prior to the construction of the external surfaces of the development hereby approved samples of the proposed buff stock bricks and contrasting red bricks and slate roof tiles 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.

7 Prior to the construction of the external surfaces of the development hereby approved a sample panel or sample area of the knapped flint walling to the ground floor front elevations of the dwelling hereby approved shall be submitted to, or inspected on site by the Conservation Officer 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.

8 Prior to the construction of the external surfaces of the development hereby approved 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.

9 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.

10 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.

- 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.

11 The first and second floor front elevation windows of Plots 1-5 of the terraced dwellings 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 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.

12 The refuse storage facilities and cycle storage facilities as specified upon the approved drawings 04577_NB103 Rev C received 09 December 2020 and 04577_NB109 Rev B received 03 March 2021 and shall be provided prior to the first occupation of the development 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 in the interest of promoting cycling in accordance with Policies QD03 and TP03 of the Thanet Local Plan.

13 The area shown on the approved plan numbered 04577_NB109 Rev B received 03 March 2021 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

14 Prior to the commencement of the development hereby approved, details of the proposed footway as shown on approved plan numbered 04577_NB109 Rev B and the relocation of the existing 2No. street lights and their proposed revised location shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Development shall be carried out in accordance with the approved details prior to the occupation of any dwelling hereby approved and the footway shall be thereafter retained in perpetuity.

GROUND:

In the interests of pedestrian and highway safety and amenity in accordance with advice contained within the NPPF.

15 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure 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 been submitted to and approved in writing 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 the National Planning Policy Framework.

16 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.

17 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.

18 All dwellings hereby permitted shall be provided with the ability for connection to Superfast Fibre Optic Broadband 'fibre to the premises', where there is adequate capacity.

GROUND:

To serve the future occupants of the development in accordance with Thanet Local Plan Policy SP41 and the guidance within the National Planning Policy Framework.'

Upon being put to the vote, the motion was declared LOST.

Councillor Albon proposed and Councillor J Bayford seconded, that the application be deferred to officers to seek an amendment for additional parking on the site and a reduction of one unit, with the application to be brought back to Planning Committee for determination.

Upon being put to the vote, the motion was declared CARRIED.

(c) **A03 F/TH/20/1508 - Land Rear of 177 College Road, MARGATE, Kent**

PROPOSAL: Erection of 3No. 2-bed single storey dwellings with associated access and landscaping.

It was proposed by Councillor Coleman-Cooke, seconded by Councillor J Bayford 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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 03/19/2020 Rev B, 04/20/2020 Rev B, T-2020_077_03 Rev B, T-2020_077_04 Rev B and T-2020_077_05 Rev A received on the 8th February 2021 and 02/20/2020 Rev C received on the 23rd March 2021.

GROUND;

To secure the proper development of the area.

3 No development approved by this planning permission shall take place until a remediation strategy, that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to, for approval by, the local planning authority:

1. An options appraisal and remediation strategy, based on the site investigation and the detailed risk assessment submitted with the application, giving full details of the remediation measures required and how they are to be undertaken.
2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

GROUND:

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and NPPF.

4 Prior to occupation of any part of the development, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

GROUND: To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and NPPF.

5 If, during development, significant contamination is found or caused at the site, then this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters.

GROUND: To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and NPPF.

6 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. The works thereafter shall be carried out in accordance with any approved specification.

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

7 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

All approved vehicle loading/unloading and turning facilities shall be provided prior to the first use of the site, and permanently retained for the duration of work.

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.

8 Prior to the first use of the site hereby permitted, the vehicular access and associated vehicle crossing point onto the highway, as shown on the approved plan numbered 01/20/2020 Rev A.NOV.2020 should be completed and made operational.

GROUND:

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

9 The gradient of the access hereby approved shall be no steeper than 1 in 10 for the first 1.5 metres from the highway boundary and no steeper than 1 in 8 thereafter.

GROUND:

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

10 Prior to the first occupation of the development, the area shown on plan 02/20/2020 Rev B.JAN.2021 for the parking of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

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.

11 Prior to the first occupation of the site hereby approved visibility splays of 2m x 2m shall be provided to the access on to the path leading to/from College Road as shown on the approved plan no 02/20/2020 Rev B.JAN.2021 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.

12 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.

13 The development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND:

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

14 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 02/20/2021 rev B.JAN.2021 shall be provided and thereafter maintained.

GROUND:

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan.

15 The refuse storage facilities and clothes drying facilities as specified upon the approved drawing numbered 02/20/2020 Rev C.MARCH.2021 and received on 23/03/2021 shall be provided prior to the first occupation of the dwellings 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 in accordance with Policy QD03 of the Thanet Local Plan.

16 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. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first occupation. 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, SP26, SP30 and GI04 of the Thanet Local Plan.

17 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.

18 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.

19 The works hereby approved shall be carried out in accordance with the submitted drainage plans numbered T-2020-077-03 Rev B, T-2020-077-04 Rev B and T-2020-077-05 Rev A, and the submitted drainage report received 08/02/2021.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.'

(d) **A04 F/TH/19/1548 - Mount Pleasant Lorry Park, Tothill Street, Minster, RAMSGATE, Kent**

PROPOSAL: Erection of single storey building comprising 2no. mixed use retail/cafe units (Use Classes A1 and A3), provision of 2no. lorry bays and parking, together with associated landscaping.

It was proposed by Councillor Coleman-Cooke, seconded by Councillor J Bayford 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 as amended by the revised plan numbered 01 Rev U, received 24th March 2021; the revised plan numbered 05 rev J, received 28th September

2020; the plan numbered 06, received 18th December 2020; the drainage plans received 21st January 2021 and plan JBA 19/147-01 Rev D received 13th May 2021.

GROUND;

To secure the proper development of the area.

3 If, during development, significant contamination is suspected or found to be present at the site, then works shall cease, and this contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. The approved works shall be implemented within a timetable agreed by the Local Planning Authority and shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment, including controlled waters. Prior to first occupation/use and following completion of approved measures, a verification report shall be submitted to the Local Planning Authority for approval.

GROUND

To ensure that the proposed development will not cause harm to human health or pollution of the environment, in accordance with Policy SE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

To protect vulnerable groundwater resources in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

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

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- the treatment proposed for all hard surfaced areas beyond the limits of the highway
- walls, fences, other means of enclosure proposed
- ecological enhancements to be provided within the site

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

6 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

7 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

8 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 the National Planning Policy Framework.

9 The development hereby permitted shall be carried out in accordance with the drainage plans submitted 21 January 2021.

GROUND

To protect the district's groundwater, in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

10 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.

11 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 01 Rev U shall be provided and thereafter maintained.

GROUND

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan.

12 Prior to the first occupation of the development hereby approved, details of the design of the electric vehicle charging points, to be located as shown on the approved plan numbered 01 Rev shall be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented and maintained as approved.

GROUND

To protect air quality, in accordance with Policy SE05 of the Thanet Local Plan and the advice as contained within the NPPF

13 Prior to the first use of the retail/cafe units hereby permitted, details of the location of the 10no. parking spaces to be made available for general public use shall be submitted to and approved in writing by the Local Planning Authority. The parking spaces identified on the approved plans shall be made available for general public use and not restricted to use by patrons of the proposed units hereby permitted.

GROUND:

In the interests of highway safety.

14 The development hereby approved shall be used as an mixed retail and cafe (mixed A1 and A3) and for no other purpose including any other purpose in Class A1; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND;

To secure the proper development of the area as an acceptable departure from Policy E05 of the Thanet Local Plan.

15 Prior to the construction of the external surfaces of the development hereby approved samples 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 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

16 The roof of the development hereby permitted shall be finished with Sea Hardened Sedum, as shown on the approved plan numbered 05 rev J, received 28th September 2020.

GROUND

In the interests of visual amenity and to limit the impact upon the countryside and landscape character area, in accordance with Policies QD02, SP24 and SP26 of the Thanet Local Plan

17 Prior to the first use of the retail/cafe units hereby permitted, the 2no. lorry parking spaces as shown on the approved plan numbered 01 Rev U, shall be provided and made operational. The lorry parking spaces shall thereafter be maintained.

GROUND:

To retain lorry parking spaces for which there is a current need, in accordance with highway safety.'

(e) **A05 L/TH/21/0286 - Telephone Kiosks The Square, BIRCHINGTON, CT7 9AF**

PROPOSAL: Application for Listed building Consent for restoration of Telephone Kiosk to facilitate use as defibrillator station including replacing glazing with toughened glass, repainting in yellow and installation of defibrillator.

Councillor Fellows spoke as Ward Councillor.

It was proposed by the Chair and seconded by the Vice-Chair:

'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 proposed development shall be carried out in accordance with the submitted application and the approved drawing titled block plan.

GROUND:

To secure the proper development of the area.

3 No existing paint work shall be removed, or new paint work applied until details of the precise colour of the new paint shall be submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out unless in accordance with the details so approved.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.'

Upon being put to the vote, the motion was declared CARRIED.

(f) **A06 F/TH/21/0082 - 47 Grange Road, RAMSGATE, CT11 9LR**

PROPOSAL: Retrospective application for the change of use from single dwelling to a house in multiple occupation for up to 6 people (Use Class C4).

It was proposed by the Chair and seconded by the Vice-Chair:

‘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 submitted application as amended by the revised drawings numbered named Ground, First and Second Floor plans received, 29 March 2021 and 05 received 08 April 2021.

GROUND:

To secure the proper development of the area.

2 No more than six 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 QD02 and HO19 of the Thanet Local Plan.’

Upon being put to the vote, the motion was declared CARRIED.

(g) **A07 FH/TH/21/0214 - 13 Berkeley Road, BIRCHINGTON, CT7 9JR**

PROPOSAL: Erection of a two storey front, side, and rear extension, together with roof extension, increase in ridge height and alterations to roof form, erection of dormer to front roof slope and insertion of 1No. rooflight, insertion of 3No. rooflights to rear, and 2No. rooflights to side elevation, together with alterations to fenestration and materials.

It was proposed by Councillor Coleman-Cooke, seconded by Councillor J Bayford 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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 04A, 05A, 06, 08, 09 received 17/02/2021 and 07, received 18/02/2021.

GROUND;

To secure the proper development of the area.'

(h) **A08 TPO/TH/21/0114 - Land On The South Side Of Alpha Road, BIRCHINGTON, Kent**

PROPOSAL: M/TPO/3(1952)G3 - 1No Norway Maple (T1)- Remove 6m from cross branch on right side, 1No. Sycamore (T2) - Crown lift by 6m

It was proposed by Councillor Coleman-Cooke, seconded by Councillor J Bayford 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 on the application form. 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) **A09 TPO/TH/21/0231 - 20 Chapman Fields, RAMSGATE, CT12 5LB**

PROPOSAL: TH/TPO/10(2003) - 1No Sycamore -Take the 2 main leading inner trunks down by 15m , add a drain 4-5m high on the left hand side, 20% crown reduction.

It was proposed by Councillor Coleman-Cooke, seconded by Councillor J Bayford 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 on the application form. 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.'

- (j) **A10 F/TH/20/1418 - Entrances 1,2,3 And 4 East Northdown Garden And Business Centre, East Northdown, George Hill Road, MARGATE, Kent**

PROPOSAL: Creation of new vehicular accesses onto George Hill Road (entrances 1, 2 and 4) and widening of existing vehicular access by 4m (entrance 3).

Mr Friend spoke in favour of the application.

It was proposed by the Chair and seconded by the Vice-Chair:

'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 plan numbered 27 Rev A, received 25 March 2021; and the amended plans numbered 20.029-16a, and 20.029-22a, received 18 December 2020

GROUND;

To secure the proper development of the area.

3 The development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND

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

4 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.

5 Prior to the construction of the accesses hereby approved visibility splays of 2 metres by 2 metres behind the footway on both sides of the 0.6m access with no obstructions over above footway level shall be provided and thereafter maintained.

GROUND

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

6 Prior to the construction of the accesses hereby approved visibility splays of . shall be provided to the access on to George Hill Road as shown on the approved plan no 20.029-22a with no obstructions over one metre 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.

7 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'

Upon being put to the vote, the motion was declared CARRIED.

(k) **A11 FH/TH/21/0199 - 21 Seacroft Road, BROADSTAIRS, CT10 1TL**

PROPOSAL: Erection of a two storey rear extension, first floor front extension, front porch extension and external render.

Mr Michael spoke in favour of the application.

Mr Homer spoke in objection to the application.

It was proposed by the Chair and seconded by the Vice-Chair:

'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 SR 07 C, SR 03 C and SR 05 C, received 28 April 2021.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the development hereby approved shall be natural slate roof tiles, white painted render with vertical detailing to first floor, white timber/composite cladding to ground floor, black composite/aluminium windows and doors, stone cladding to middle porch area, garage surround and porch columns, as shown on amended drawing numbered SR05C, received 28 April 2021, and as confirmed by the Applicant's Agent in correspondence received 28 April 2021.

GROUND:

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

Upon being put to the vote, the motion was declared CARRIED.

(l) **R12 FH/TH/20/1474 - 23 Windermere Avenue, RAMSGATE, CT11 0PL**

PROPOSAL: Erection of two storey front and side extension following demolition of existing single storey side extension, together with erection of a replacement porch with a canopy/flat roof over and alterations to materials and fenestration

It was proposed by Councillor Coleman-Cooke, seconded by Councillor J Bayford and Members agreed:

'THAT the officer's recommendation be adopted, namely:

That the application be REFUSED for the following reason:

1 The proposed two storey front and side extension, together with alterations to the material palette of the host building, would by virtue the extension's width, forward projection, scale, location, and material finish, result in a dominant development, at odds with the overall pattern and rhythm of development in the area, significantly harmful to the established character and appearance of the area and contrary to the aims of policy QD02 of the Thanet Local Plan and paragraph 127 of the National Planning Policy Framework.'

(m) **R13 FH/TH/21/0275 - 21 Farrar Road, BIRCHINGTON, CT7 0AQ**

PROPOSAL: Erection of conservatory to rear.

Mr Burgess spoke in favour of the application.

Councillor Fellows spoke as Ward Councillor.

It was proposed by the Chair and seconded by the Vice-Chair:

'THAT the officer's recommendation be adopted, namely:

That the application be REFUSED for the following reason:

1 The proposed extension, by virtue of its location, height and depth would result in an overbearing impact and sense of enclosure to 19 Farrar Road, significantly detrimental to the living conditions of the adjoining residents, contrary to policy QD03 of the Thanet Local Plan and paragraph 127 of the National Planning Policy Framework.'

Upon being put to the vote, the motion was declared LOST.

Councillor J Bayford proposed and Councillor Albon seconded that the application be APPROVED subject to the erection of a six foot fence adjacent to the conservatory.

Upon being put to the vote, the motion was declared CARRIED.

Meeting concluded: 9.20 pm