

Planning Committee

Minutes of the meeting held on 21 July 2021 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Michael Tomlinson (Chair); Councillors Coleman-Cooke, Albon, J Bayford, Crittenden, Fellows, Garner, Hart, Hopkinson, Keen, Pat Moore, Wing and Wright.

In Attendance: Councillors Braidwood, Ashbee, Farrance, Gregory, Scott and Shonk.

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Rusiecki and Councillor Paul Moore for whom Councillor Fellows was present as substitute.

2. **DECLARATIONS OF INTEREST**

Councillor Hart declared a significant interest in item 6B - 32 Shakespeare Road, Birchington, Kent, noting that he and his partner owned and lived in the property.

3. **MINUTES OF PREVIOUS MEETING**

Clarification was sought regarding the wording of the agreed motion for item 4 – Land on the North west and South East Sides of Shottendane Road, Margate. It was explained that the motion instructed officers to investigate potential reasons for refusal of the application that could be considered by the Committee before making its final decision. It was noted that it would have been poor practice and unlawful to refuse the application before considering this information, and without reasons at the point of refusal, as decisions must be based upon evidence based reasoning.

Councillor Coleman-Cooke proposed, Councillor Hart seconded and Members agreed that the minutes of the Planning Committee Meeting held on 23 June 2021 be approved and signed by the Chairman.

4. **PLANNING APPLICATION F/TH/20/0969 - ADDINGTON HOUSE BUSINESS CENTRE, ADDINGTON PLACE.**

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

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

‘THAT the officer’s recommendation be adopted, namely:

That the amended scheme be APPROVED subject to the following conditions, that include updates to conditions 2 and 13:

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 C received 10 June 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 C received 10 June 2021 for vehicle parking and manoeuvring areas, which includes the parking space to the rear of Plot 2 within the blue line, 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 dwellings 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 LOST.

Councillor Albon proposed and Councillor Wing seconded that the application be REFUSED for the following reasons:

The proposed development would provide insufficient and unsatisfactory parking provision upon the application site to serve the 6No. residential family dwellings proposed, resulting in additional parking pressure in an area where there is limited parking, resulting in harm to highway safety and highway amenity, contrary to Policy TP06 of the Thanet Local Plan and paragraph 111 of the National Planning Policy Framework.

The proposed development, by virtue of its size, scale and layout, would result in a cramped and congested form of development with limited open space, which will fail to enhance the character and appearance of the conservation area, to the detriment of the visual amenities of the area, contrary to Policies QD02 and HE02 of the Thanet Local Plan, and paragraphs 127 and 197 of the National Planning Policy Framework.

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

5. **PLANNING APPLICATION OL/TH/20/0847 – LAND ON THE NORTH WEST AND SOUTH EAST SIDES OF SHOTTENDANE ROAD, MARGATE**

PROPOSAL: Outline application for the erection of up to 450 residential dwellings (including market and affordable housing), structural planting and landscaping, formal and informal public open space and children's play area, sustainable urban drainage, with vehicular access points, including associated ancillary works and operations, from Hartsdown Road, Shottendane Road and Manston Road including access.

Councillor Braidwood spoke under council procedure rule 20.1.

Councillor Scott spoke under council procedure rule 20.1.

Councillor Gregory spoke as Ward Councillor.

Councillor Farrance spoke as Ward Councillor.

It was proposed by Councillor Albon and seconded by Councillor Hart that Members agree option 4.1 from the report, namely that:

“Members REFUSE the application on the lack of sufficient affordable housing, as outlined at paragraph 2.6 in the report:

2.6 The proposed development, by virtue of the proposed level of affordable housing, would not meet the identified need for affordable housing in the district, thereby not providing the required homes to create a balanced and mixed community. This harm is considered to significantly and demonstrably outweigh the benefits of the development, therefore the proposal would not constitute sustainable development and is contrary to Strategic Priority 3 of the Thanet Local Plan and the objectives of the National Planning Policy Framework.”

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

6. **SCHEDULE OF PLANNING APPLICATIONS**

(a) **A01 F/TH/21/0463 - Foresters Arms, 48 Boundary Road, RAMSGATE.**

PROPOSAL: Erection of single storey, part first floor and part two storey rear extensions, alterations to fenestration, formation of parking and garden to rear, together with internal alterations, following partial demolition of 1-3 Alma Road

Mr Oliver spoke in favour of the application.

Mrs Hankinson raised points of concern.

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 drawing numbered BDG 539-3C received 12 July 2021.

GROUND:

To secure the proper development of the area.

3 The external surfaces of the development hereby approved shall be finished in:

Elevations - Painted render to match the colour, finish and texture of the existing elevations

Roof to part two storey part first floor rear extension - Slate tiles to match the colour, finish and texture of the existing roof tiles

Infilled door to western side elevation of side/rear extension - Flintwork to match the colour, finish and texture of the adjacent flintwork section.

Windows and doors - UPVC double glazed

Double doors to front elevation - Composite doors

As annotated and illustrated on the approved plan numbered BDG 539-3C received 12 July 2021 and outlined in the submitted application form received 26 March 2021.

GROUND:

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

4 Prior to the construction of the external surfaces of the development hereby approved details of the proposed flint work section to the infilled door opening to the ground floor western side elevation hereby approved to match the adjacent flint work section, 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 in the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

5 The off-street parking and hardstanding to the rear shall be finished in water permeable block pavers, as stated on the submitted application form received 26 March 2021.

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 The double doors to the ground floor front elevation hereby approved shall be set within a reveal of not less than 100mm as confirmed in the email correspondence from the agent received 12 July 2021.

GROUND:

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

7 The use of the rear garden associated with the Public House hereby approved shall cease, and the gated access to the garden locked, daily at 21:30, as annotated on the approved plan numbered BDG 539-3C received 12 July 2021.

GROUND:

To ensure that noise and activity is minimised in the interest of the residential amenities of the area, in accordance with Policies QD02 and SE06 of the Thanet Local Plan.

8 Prior to the first use of the parking spaces to the rear hereby permitted, the associated vehicular crossover onto the highway, as shown on the approved plan numbered BDG 539-3C received 12 July 2021, shall be completed and made operational.

GROUND:

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

9 The parking spaces hereby approved shall be a minimum of 4.8m long x 2.5m wide as shown on the approved plan numbered BDG 539-3C received 12 July 2021.

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.

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

(b) **A02 FH/TH/21/0641 - 32 Shakespeare Road, BIRCHINGTON.**

Following his declaration of interest, Councillor Hart left the meeting for consideration of this item.

PROPOSAL: Erection of a single storey side extension with 3No rooflights

It was proposed by Councillor Albon, seconded by Councillor Coleman-Cooke 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 2110-05A, 2110-06B, 2110-07B and 2110-08, received 14 May 2021.

GROUND;

To secure the proper development of the area.

3 The external materials and external finishes to be used in the extensions hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND

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

(c) **A03 FH/TH/21/0827 - 20 Avebury Avenue, RAMSGATE.**

PROPOSAL: Erection of porch to front elevation.

It was proposed by Councillor Albon, seconded by Councillor Coleman-Cooke 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 drawing numbered 886-1.

GROUND

To secure the proper development of the area.

3 The external materials and external finishes to be used in the porch hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND

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

(d) **D04 F/TH/21/0710 - 49 St Peters Court, BROADSTAIRS.**

PROPOSAL: Erection of single storey 2-bed detached dwelling together with creation of vehicular access.

Mr Brown spoke in favour of the application.

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

'To DEFER AND DELEGATE for approval subject to the satisfactory completion of unilateral undertaking within 6 months securing the required planning obligations as set out in the report and 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 495PC-P01A, 495PC-P02A, 495PC-P03A, 495PC-P04A received 24, June 2021.

GROUND;

To secure the proper development of the area.

3 The brickwork, roof tiles and cladding hereby permitted shall be constructed using materials to match number 49 St Peters Court in accordance with the amended plan numbered 49SPC-P03A.

GROUND;

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

4 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.

5 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.

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

Meeting concluded : 9.30 pm