

## Planning Committee

### Minutes of the meeting held on 18 August 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, Garner, Hart, Hopkinson, Keen, Pat Moore, Rusiecki, Wing and Wright.

#### 1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

#### 2. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 3. MINUTES OF PREVIOUS MEETING

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

#### 4. SCHEDULE OF PLANNING APPLICATIONS

##### (a) A01 FH/TH/21/0926 - 25A Edith Road, RAMSGATE

PROPOSAL: Retrospective application for the erection of a single storey side extension for garage.

It was proposed by Councillor Rusiecki, seconded by Councillor Coleman-Cooke and agreed that:

'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 plans numbered: 771C/PL/101, 771C/PL/102, 771C/PL/103, 771C/PL/104 received by the Local Planning Authority on 9th June 2021.

##### **GROUND:**

To secure the proper development of the area.

2 The external materials and external finishes to be used in the garage 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.'

(b) **R02 F/TH/21/0566 - Ozengell Farmhouse, Haine Road, RAMSGATE**

PROPOSAL: Erection of 2no. 2-storey 3-bed and 4no. 4-bed dwellings with associated parking and landscaping following demolition of existing buildings.

Mr Hare 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 REFUSED for the following reasons:

- 1 The proposed development, due to the lack of a footway link along this part of Haine Road which is partly unlit and subject to the national speed limit of the road, would result in conflict between pedestrians/cyclists and users of the highway, resulting in an unsustainable development due to future occupiers being dependant on private vehicles and an unacceptable impact on highway safety. The development would, therefore, be contrary to policies SP43, QD01, QD02, TP02 and TP03 of the Thanet Local Plan and paragraphs 110, 111 and 112 of the National Planning Policy Framework.'

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

(c) **D03 F/TH/21/0064 - Land Adjacent To 2 Shah Place, RAMSGATE**

PROPOSAL: Erection of three and two storey building containing 3No. 1bed residential dwellings.

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

'To DEFER AND DELEGATE for approval 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 C-110, C-111 B (received 30/06/21), C-112 A (received 30/06/21), C-113 A (received 30/06/21), C-123 A (received 30/06/21), C-124, C-125, C-126 A (received 30/06/21), C-127 A (received 30/06/21), C-128, C-129 A (received 30/06/21) C-130 A (received 30/06/21)

**GROUND**

To secure the proper development of the area.

3 The building hereby permitted shall be constructed using materials as detailed on drawing C-800 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.

4 The windows in the rear elevation of the building hereby approved (as annotated on drawing C-111 B) 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 Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. C-110 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.

6 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) Details of working hours
- (b) Details of plant/including if piling is required
- (c) Timing of deliveries
- (d) Dust control measures

All other matters shall be in accordance with the Document titled Outline Construction Management Plan (dated January 2021).

**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.

7 Prior to the first use of the roof terrace/balcony area to unit 1 hereby permitted, privacy screens of a minimum height of 1.8m shall be installed along the rear as shown on the approved plans numbered C-111 B and C-126 A and thereafter maintained.

**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.

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 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.'

Meeting concluded: 7.45pm