

Planning Committee

Minutes of the meeting held on 15 December 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, Keen, Pat Moore, Rusiecki, Wright, Currie and Pugh.

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Hart for whom Councillor Pugh was present as a substitute, and from Councillor Hopkinson for whom Councillor Currie was present as a substitute.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Albon proposed, Councillor Coleman-Cooke seconded and Members agreed that the minutes of the Planning Committee meeting held on 17 November 2021, be approved and signed by the Chair.

4. **SITE VISIT**

(a) **FH/TH/21/1332 - 17 Northumberland Avenue, MARGATE.**

PROPOSAL: Erection of single storey rear extension together with alterations to roof including flat roof rear dormer to facilitate no2 bedrooms and a study in loft.

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 775C/P/101, 775C/P/102, 775C/P/103 and 775C/P/104.

GROUND

To secure the proper development of the area.

3 Prior to the commencement of development hereby approved, the colour of the cedar cladding hereby approved, 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'

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

5. SCHEDULE OF PLANNING APPLICATIONS

(a) A01 FH/TH/21/1512 - 21 Bay View Road, BROADSTAIRS.

PROPOSAL: Erection of single storey rear extension together with first floor and roof extension, front balcony with extension to front of garage.

Mr Peters spoke in favor of the application.

Mr Thorn 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 drawings No. 08 received on 24th September 2021 and Nos 03 and 04 received on 1st October 2021, and in accordance with the revised drawing No. 07B received on 6th December 2021.

GROUND;

To secure the proper development of the area.

3 The works hereby permitted shall be constructed using hardwood timber cladding, white render, glazing, and tiling, approved plans No. 03 and 04 received on 1st October 2021, and No. 07A received on 3rd November 2021 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.'

(b) **A02 FH/TH/21/1581 - 9 Holly Road, RAMSGATE.**

PROPOSAL: Erection of a single storey front, side and rear extension following demolition of existing garage

It was proposed by Councillor Pugh , 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 02 and 04 received 08 October 2021.

GROUND;

To secure the proper development of the area.'

(c) **D03 F/TH/21/0753 - Beach Lodge, Old Boundary Road, Westgate On Sea.**

PROPOSAL: Change of use from single dwelling to 2No 2 bed semi-detached dwellings together with the erection of a 3 storey rear extension and the insertion of 2 dormers windows to the rear.

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

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

That the application be DEFERRED and DELEGATED to Officers for approval, with the addition of a condition requiring that, prior to occupation, details of soft landscaping to the rear garden, to include details of existing trees to be retained, new/replacement tree planting as necessary, and boundary treatments, that shall be submitted to, and approved in writing by, the Local Planning Authority; and 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 04765_MH03 Rev D and 04765_MH05 Rev B received 12th November, 2021 and 04765_MH04 Rev E received 30th November 2021.

GROUND;

To secure the proper development of the area.

3 The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

4 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.

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

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

6 No further dormer windows whether approved by Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy QD02 of the Thanet Local Plan.

7 The obscure secondary glazing to the ground floor windows in the front elevation shall be installed prior to the first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the residential amenities of the future occupiers of the proposed development in accordance with Policy QD03 of the Thanet Local Plan.'

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

Meeting concluded: 8.20 pm