

Planning Committee

Minutes of the meeting held on 19 January 2022 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, Everitt, Garner, Hart, Keen, Pat Moore, Paul Moore, Wing and Wright

In Attendance: Cllr Scobie

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Rusiecki.

2. **DECLARATIONS OF INTEREST**

Cllr Wing declared a significant interest in agenda item 5c (F/TH/21/1783), noting that the applicant was her Accountant and that she had signed a petition relating to their planning application when she was not a member of the Planning Committee.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Albon proposed, Councillor Paul Moore seconded and Members agreed that the minutes of the Planning Committee meeting held on 15 December 2021 be approved and signed by the Chair.

4. **F/TH/20/1471 - FOY HOUSE, 27-29 HIGH STREET, MARGATE**

PROPOSAL: Application for a non-material amendment to Planning Permission.

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.

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

5. **SCHEDULE OF PLANNING APPLICATIONS**

- (a) **A01 F/TH/21/1510 - Land Adjacent 475 Margate Road, BROADSTAIRS**

PROPOSAL: Erection of coffee shop/restaurant with drive-thru (sui generis), new access from existing roundabout, realignment of existing footway, with associated parking, landscaping and associated works.

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 site plans numbered 2524-URB-P1-00-DR-A-208900 Rev P02, and 2524-URB-P1-00-DR-A-208150 Rev P03, received 11 January 2022; the external materials schedule dated Nov 2021, received 08 December 2021; the amended landscaping plan numbered 271 / P1 01E, and softworks information, received 11 January 2022; the elevation and floor plans numbered 2524-URB-P1-ZZ-DR-A-208251, 2524-URB-P1-ZZ-DR-A-208350, 2524-URB-P1-ZZ-DR-A-208150, and 2524-URB-P1-ZZ-DR-A-208151, received 24 September 2021; the Apollo Junior cycle shelter details and Bespoke Deacon bin store details, received 24 September 2021; the Construction Methodology dated 22 September 2021 and contractor site setup plan numbered 2524-URB-P1-ZZ-DR-A-Z06100, received 24 September 2021.

GROUND:

To secure the proper development of the area.

3. The development hereby permitted shall be carried out in accordance with the drainage strategy plan numbered 61123-C-001 P3, received 23 September 2021.

GROUND:

To protect the district's groundwater, and to ensure the development is served by satisfactory arrangements for the disposal of surface water, in accordance with Policies SE04 and CC02 of the Thanet Local Plan and advice contained within the NPPF.

4 All hard and soft landscape works shall be carried out in accordance with the soft landscaping plan numbered 271 / P1 01E and the softworks specification, received 11 January 2022; and the hard surfacing/boundary treatment plan numbered 2524-URB-P1-00-DR-A-208900 P01. The works shall be carried out prior to the first use 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

5 The 4no. trees and 3no. benches shown on plan numbered 271 / P1 01E, and located within the blue line of the development, shall be provided prior to the first use of the development hereby permitted, and thereafter maintained.

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 Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837 2012 using the following protective fence specification - o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority. The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed. At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area. Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point. There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND

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

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 There shall be no servicing of the building, no goods shall be loaded or deposited, and no delivery vehicles shall arrive, depart, be loaded or unloaded, within the application site before 06:00 or after 17:00 on any given day.

GROUND

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

9 The premises shall not be open to the public other than between the hours of 06:00 and 23:00 on any given day.

GROUND

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

10 In the event of the premises being used for the cooking or preparation of hot food that would require the installation of an extract ventilation system, details of the location, size, type and design of the system shall be submitted to and agreed in writing by the Local Planning Authority. Prior to the commencement of such a use, the extract ventilation system shall be installed in accordance with the approved details.

GROUND

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

11 Prior to the first use of the site the vehicle loading/unloading and turning facilities shown on the submitted plan numbers 2524-URB-P1-00-DR-A-208900 Rev P01 shall be provided and permanently retained.

GROUND

In the interests of highway safety, in accordance with Policy TP08 of the Thanet Local Plan.

12 The area shown on the approved plan numbered 2524-URB-P1-00-DR-A-208900 Rev P01 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 use of the development 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

13 Prior to the first use of the development, the secure cycle parking facilities, as shown on approved drawing no. 2524-URB-P1-00-DR-A-208900 Rev P01 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.

14 Prior to the first use of the site hereby permitted, the vehicular access and associated vehicle crossing point onto the highway, and the pedestrian crossing within the site, as shown on the approved plan numbered 2524-URB-P1-00-DR-A-208150 Rev P01, should be completed and made operational.

GROUND

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

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

(b) **A02 L/TH/21/1535 - Numbers 4 to 15 and 19 to 23 Royal Crescent St Augustines Road, RAMSGATE**

PROPOSAL: Application for Listed Building Consent for repair and redecoration works to external elevations, roofs, drainage goods, boundary and retaining walls and replacement Flat entrance doors together with internal repairs and damp treatment to basements

It was proposed by Cllr Albon and seconded by Cllr Wing:

‘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 repair and redecoration works hereby approved shall utilise appropriate like-for-like materials and methods for the building element to be repaired as outlined in the submitted 'Outline Scope of Works' received 07 January 2022 and the submitted Heritage Statement 28 September 2021. Where original historic fabric has been removed or replaced, repair works shall be carried out in appropriate traditional, like-for-like materials and methods as used within the adjacent historic fabric for the relevant building

element. Works shall be carried out in a careful manner so that no unnecessary damage is caused to the built fabric or features. Any damage so caused shall be rectified to the satisfaction of the Local Planning Authority.

GROUND:

To secure a satisfactory external and internal 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 advice contained within the National Planning Policy Framework.

3 If on undertaking the repair and redecoration works hereby permitted it is established that replacement works or larger scale intrusive repair is required, further details and information of the proposed replacement or intrusive repair works including photographs of the building element to be replaced and details of its condition, together with details of the proposed intrusive repair or replacement works to be carried out to include the proposed materials and methods, 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 designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

4 Prior to the works and structural repairs to the Verandahs to the southern elevation, the chimney stacks to the roof and the western side boundary wall hereby permitted, a detailed methodology of the proposed repair/replacement and structural works to these building elements, supported by applicable structural information by an suitably competent individual/company, shall be submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved methodology and structural 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 designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

5 Prior to the internal works to the basement, installation of secondary glazing and fire proofing works hereby permitted, further details of these works including the methodology of the tanking, secondary glazing attachment points and fire proofing arrangements shall be submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved methodology and structural details unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory internal 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 advice contained within the National Planning Policy Framework.

6 Prior to the installation of any new replacement materials to the building, samples of the proposed replacement slate roof tiles, lead or zinc to the canopy roof, replacement timber sections to existing timber windows and doors to be repaired, stone cills and copings, 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 designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

7 The proposed replacement external render and stucco shall be replaced in lime based render/stucco where existing lime based render/stucco or adjacent historic building fabric is in situ. Where external render is cement based to the non-original rear elevations, replacement external render shall be replaced in cement based render to match, as stated in the submitted Heritage Statement, received 28 September 2021.

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 advice contained within the National Planning Policy Framework.

8 Repairs to external brickwork shall utilise brickwork of the same colour, type, texture and appearance as the brickwork to be repaired. Repaired brickwork shall be set within lime mortar where existing lime based mortar is in situ or adjacent, and cement mortar where existing cement based mortar is in situ to the non-original external elevations, as stated in the submitted Heritage Statement, received 28 September 2021.

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 advice contained within the National Planning Policy Framework.

9 Prior to the application of paint to the exterior of the building, associated structures and boundary treatments, details of the colour of the proposed paint including its RAL number and the location of the proposed paint on the building 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 designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

(c) **R03 F/TH/21/1783 - 274 Northdown Road, MARGATE**

PROPOSAL: Retrospective application for installation of replacement shopfront.

Following her declaration of interest, Councillor Wing left the meeting for the duration of this item.

Cllr Scobie spoke under rule 20.1 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 alterations to the shop front have resulted in the loss of a shop front that was constructed with a traditional design and materials. The replacement shopfront by virtue of its modern design and materials fails to preserve the architectural and historic merit of the building, detracting from the special character and significance of the Conservation Area as a designated heritage asset, resulting in significant harm which is not considered to be outweighed by the public benefits of the proposal. This development is therefore contrary to the aims of paragraphs 130, 197, 199, 200, and 202 of the National Planning Policy Framework and Thanet Local Plan Policies HE02 and QD02.

Upon being put to the vote, the motion FELL.

It was then proposed by Cllr Albon and seconded by Cllr Jill Bayford that:

“Members approve the application as the benefits from the new shopfront, specifically accessibility, thermal efficiency and reduced fascia size, outweigh the identified harm to the Northdown Road Conservation area.”

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

Meeting concluded : 8.13 pm