

Planning Committee

Minutes of the meeting held on 18 January 2023 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, Rusiecki, Shrubbs, Wing and Wright

In

Attendance: Councillor Leys and Towning

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Paul Moore.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Albon proposed, Councillor Rusiecki seconded and Members agreed that the minutes of the meeting held on 14 December 2022 be approved as a correct record.

4. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits would take place on 3rd February 2023.

POINT OF INFORMATION

The Planning Applications Manager spoke to the committee regarding item 4D:

D04 F/TH/21/1439 – Robinsons Unites – 2, 3, 5, 6, 7 and 8, Rear of 28 High Street, Broadstairs, Kent

(a) **A01 F/TH/22/1372 - East Cliff Bandstand, Wellington Crescent, Ramsgate, Kent, CT11 8JD**

PROPOSAL: Variation of condition 3 of planning permission F/TH/21/1051 for the "Installation of a temporary artwork on the site for a maximum of 1 year" to allow the artwork to be displayed for an additional year.

Mr Jones-Hall spoke in favour of the application.

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

Approved subject to conditions including an update to condition 2 to require details of how the proposal will be dismantled and removed to be submitted by 30th June 2023;

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following safeguarding conditions:

1. The development hereby approved shall be carried out in accordance with the submitted drawings received on 30 June 2021, the proposed block plan submitted on 13 July 2021.

GROUND:

To secure the proper development of the area and in the interests of highways safety.

2. The artwork installations installed shall be removed by 30 September 2023 and the land restored to its former condition in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

GROUND:

In view of the temporary nature of the proposal and the identified harm to the historic environment in accordance with policies SP36, HE02 and HE03 of the Thanet Local Plan and paragraphs 130 and 202 of the NPPF.

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

- (b) **A02 FH/TH/22/0433 - 9 Wishing Towers, 18 Eastern Esplanade, Margate, Kent, CT9 3BG**

PROPOSAL: Erection of third floor rear extension.

Mrs Plumber spoke against the application.

Cllr. Leys spoke against the application under Procedural Rule 20.1.

Cllr. Towing spoke against the application under Procedural 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 for the following reasons:

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 CBL-XX-DR-A-0100 Rev G (received 17/08/22), CBL-03-DR-A-0100 Rev D, CBL-03-DR-A-0200-Rev G (received 17/08/22) and CBL-03-DR-A-0201 Rev D.

GROUND:

To secure the proper development of the area.

3. The external materials and external finishes to be used in the extension hereby approved shall be detailed on the approved drawings.

GROUND:

In the interests of visual amenity in accordance with Policies QD02 and HE02 of the Thanet Local Plan.

4. Prior to the installation of any external windows and doors, joinery details at a scale of 1:20 of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with policy HE02 of the Local Plan and advice contained within the National Planning Policy Framework.

5. Prior to the installation of the external walls of the development hereby approved, detailed drawings of how the proposed extension would abut the cupola and adjoining structures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with policy HE02 of the Local Plan and advice contained within the National Planning Policy Framework.

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

It was proposed by the Chair, seconded by the Vice Chair and Members agreed:

The proposed development, by virtue of its height, design and relationship with the existing building, would appear contrived and incongruous within the

streetscene, failing to respect and enhance the character of the Clifftop Conservation area, contrary to Thanet Local Plan Policies QD02 and HE02, and paragraph 130, 135, 197 and 202 of the National Planning Policy Framework.

(c) **R03 FH/TH/22/1332 - 2 The Ridings, Margate, Kent, CT9 3EJ**

PROPOSAL: Erection of first floor side extension together with dormer to the rear and alterations to roof, erection of balcony area to front elevation and juliet balcony to rear elevation.

Mrs Hamilton spoke in favour of the application.

Cllr. Towing spoke in favour of the application under Procedural 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 refused for the following reason:

1. The proposed development, by virtue of its scale, form, design and location would result in a disjointed and unrelated form and appearance which would be disproportionate, architecturally unrelated and incompatible with the host property and the surrounding built environment. The proposed development would therefore result in severe harm to the character and appearance of the area, contrary to Policy QD02 of the Thanet Local Plan and paragraphs 130 and 134 of the National Planning Policy Framework.

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

It was proposed by Councillor Albon, seconded by the Vice Chair and Members agreed:

As the proposed development will not appear out of keeping with the character and appearance of the area, and would therefore be in accordance with Policy QD02 of the Thanet Local Plan.

(d) **D04 F/TH/21/1439 - Robinsons Units - 2, 3, 5, 6, 7 and 8, Rear of 28 High Street, Broadstairs, Kent**

PROPOSAL: Change of use from builders yard to residential with the erection of 2no three bedroom two storey dwelling and 2no two bedroom two storey dwellings.

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 for the following reasons:

Defer and delegate to officers for approval subject to the receipt of a signed legal agreement securing the contribution towards the SAMMs project within 6 months and the following safeguarding 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 SK10 A and SK11 A received 01 April 2022 and, SK12 B, SK13 B and SK14 B received 24 November 2022.

GROUND:

To secure the proper development of the area.

3. 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.

4. Prior to the construction of the external surfaces of the development hereby approved samples the materials to be used in the construction of the building(s) 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.

5. No external walls shall be constructed with plots 2, 3, or 4 until a minimum of 1m square sample panel of flint demonstrating the colour,

texture, face bond and pointing has been erected on site, and inspected and approved, in writing by, the Local Planning Authority. The development shall be completed in accordance with the approved details.

GROUND:

To safeguard the significance of the adjacent Conservation area and the visual amenities of the area in accordance with Policies HE02 and QD02 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

6. Prior to the installation of any external windows and doors, details at a scale of 1:5 of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with HE02 and QD02 and advice contained within the National Planning Policy Framework.

7. All new window and door openings shall be set within a reveal of not less than 100mm.

GROUND:

To safeguard the significance of the adjacent Conservation area and the visual amenities of the area in accordance with Policies HE02 and QD02 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

8. The refuse storage facilities as specified upon the approved drawing numbered SK10 A received 01 April 2022 and SK12 B and SK14 B received 24 November 2022 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 in accordance with Policy QD03 of the Thanet Local Plan.

9. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. SK10 A, SK12 B and SK13 B 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.

10. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:
- a. Species, size and location of new trees, shrubs, hedges and grassed areas to be planted
 - b. The treatment proposed for all hard surfaced areas beyond the limits of the highway
 - c. Walls, fences, other means of enclosure proposed 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.

11. 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.

12. The approved doors and windows shall not open over the highway.

GROUND:

In the interest of highway safety.

13. 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.

14. No further alterations, extensions, alterations/additions to the roof, porches, outbuildings, hard surfacing, chimney/flues or microwave antenna shall be carried out to the dwellings hereby approved whether approved by Schedule 2, Part 1, Classes A, B, C, D, E, F, G or H 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 safeguard the significance of the adjacent Conservation area and the visual amenities of the area, and the living conditions of neighbouring occupiers. in accordance with Policies HE02, QD02 and QD03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

15. The first floor window in the southern side elevation of the plot 2 hereby approved shall be non-opening below 1.73m above the finished internal floor level, and 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 the 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.

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

It was proposed by the Chair, seconded by the Vice Chair and Members agreed:

Deferred for approval subject to condition and legal agreement securing the contribution to the SPA, with an update to condition 5 to seek the re-use of existing flint from the buildings on site.

Meeting concluded: 8.59 pm