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Planning Committee

Minutes of the meeting held on 15 March 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, Keen, Pat Moore, Paul Moore, Rusiecki, Shrubbs, Towing and Wallin

In

Attendance: Councillor Kup

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Wright who was substituted by Councillor Rattigan.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

Councillor Albon proposed, Councillor Coleman-Cook seconded and Members agreed that the minutes of the meeting held on 15 February 2023 be approved as a correct record.

POINT OF INFORMATION:

The Planning Applications Manager spoke to the committee regarding the following items:

Item 6A – OL/TH/21/1976 – All Saints Industrial Estate, All Saints Avenue, Margate, Kent, CT9 5TJ - update to plan condition

Item 6B – F/TH/22/1284 – The Old Forge, High Street, Garlinge, Margate - removal of archaeology condition

Item 6C – F/TH/22/0919 - Land Rear of 20 to 22 Westfield Road, Birchington - update to recommendation to “defer and delegate for approval subject to the receipt of a legal agreement securing the SAMMs contribution and safeguarding conditions”

Item 6E – F/TH/22/0979 - 60 to 68 High Street, 1 to 11 George Street, Ramsgate, Kent, CT11 9RS - update to recommendation to “approve” and alteration of timing for submissions on conditions 3 (surface water drainage) and 29 (foul drainage)

4. **UPDATE FOR F/TH/22/0364 - GORE END FARM, MINNIS ROAD, BIRCHINGTON, KENT, CT7 9SJ (SITE VISIT)**

PROPOSAL: Erection of 4No dwellings (3No 3-bed and 1No 4-bed), conversion of the cow shed to 1No. 3-bed dwelling and threshing barn into 2No dwellings (1No 3-bed and 1No 5-bed) together with hard and soft landscaping and associated works

Councillor Fellows spoke against the application under Council 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 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 29973A_200 Rev J, 29973A_210 Rev C, 29973A_211 Rev B, 29973A_220 Rev D, 29973A-221 Rev C, 29973A_222 Rev C, 29973A_225 Rev B, 22973A_230 Rev C, 29973A_231 Rev C, 29973A_240 Rev C, 24073A_241 Rev B, 29973A_250 Rev B, 29973A_251 Rev A, 29973A_275 Rev A and 2104190-002 Rev C.

GROUND:

To secure the proper development of the area.

3 – No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

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 National Planning Policy Framework.

4 – Prior to the commencement of any development on site, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include the following 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
- (i) Wheel washing
- (j) light control measures
- (k) Hours of construction
- (l) Pollution incident control measures
- (m) site contact details

GROUND:

In the interests of highway safety, neighbouring amenity and heritage, in accordance with Policies QD03 and HE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

5 – Prior to the commencement of the development hereby permitted, details of the electric vehicle charging points to be provided within the development, including their location and design, shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be in the form of one active charging point per allocated parking space, and one active charging point per ten unallocated parking spaces. The electric vehicle charging points shall be provided prior to the first occupation of the development and thereafter maintained.

GROUND:

To protect air quality, in accordance with Policies SP14 and SE05 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

6 – 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 with 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.

7 – The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110 litres/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 110 litres /person/day, in accordance with Policy QD04 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 building recording in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure that historic building features are properly examined and recorded.

9 – No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

- i. archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
- ii. following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority.

GROUND:

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

10 – Prior to vegetation clearance and prior to works on the Tithe barn the ecological mitigation detailed within the reptile survey mitigation strategy (KB Ecology, November 2021) and bat survey and mitigation strategy (KB Ecology, November 2021) must be implemented as detailed. On completion of the mitigation a letter must be submitted to the LPA demonstrating it has been carried out.

GROUND:

In order to limit the impact upon protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

11 – Within 3 months of the completion of the reptile mitigation an ecological management plan for the receptor site (as detailed in reptile survey mitigation strategy (KB Ecology, November 2021)) must be submitted to the LPA for written approval. It must detail how the reptile receptor site will be managed to ensure it remains suitable for reptiles. The plan must be implemented as approved.

GROUND:

In order to limit the impact upon protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

12 – Prior to the installation of any external lighting a "lighting design strategy for biodiversity" for the site boundaries has been submitted to and approved in writing by the local planning authority. The lighting strategy shall

- i) Identify those areas/features on site that are particularly sensitive for badgers and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
- ii) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.
- iii) Detail the types of lighting to be used including their fittings, illumination levels and spread of light

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

GROUND:

In order to limit the impact upon protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

13 – The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

Intrusive Investigation

a) An intrusive investigation and updated risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. It shall include an assessment of the nature and extent of any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to: Human health; Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; Adjoining land; Ground waters and surface waters; Ecological systems;
- (iii) An appraisal of remedial options and identification of the preferred option(s). All work pursuant to this Condition shall be conducted in accordance with the DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11).

b) If investigation and risk assessment shows that remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme shall include details of all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works, site management procedures and a verification plan. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with the approved terms including the timetable, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include details of longer term monitoring of pollutant linkages and maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

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 – 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.

15 – The areas shown on the approved plans for vehicle parking, carports 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 occupation of any dwelling served by the areas 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 National Planning Policy Framework.

16 – Prior to the first occupation of the development hereby approved the visibility splays shown on drawing 2104190-002 Rev C shall be provided and thereafter retained with no obstructions over 0.6 metres above carriageway level within the splays.

GROUND:

In the interest of highway safety in accordance with the advice contained within the National Planning Policy Framework.

17 – Prior to the first occupation of any dwelling hereby approved, the vehicular access, signal equipment and pedestrian crossing point (dropped kerb and tactile paving) on the footway shown on drawing 2104190-002 Rev C shall be constructed and fully operational and shall thereafter retained.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

18 – Prior to the first occupation of any dwelling hereby approved, the following works between the respective dwelling and the adopted highway shall be complete:

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

GROUND:

In the interests of highway safety, and the living conditions of future occupants, in accordance with Policy QD03 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

19 – Prior to the first occupation of the development hereby approved, the redundant vehicle crossing to Minnis Road shall be removed and landscaping reinstated in accordance with the specifications set out in the Kent Design Guide.

GROUND:

In the interests of highway safety and visual amenity in accordance with Policy QD02 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

20 – Prior to the first occupation of any dwelling hereby approved, the secure cycle parking facilities, as shown on approved drawings shall be provided for each respective dwelling 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.

21 – The development hereby approved shall incorporate a bound surface material for the first 5 metres of the access from the edge of the highway.

GROUND:

In the interests of highway safety and visual amenity in accordance with Policy QD02 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

22 – The development hereby permitted shall incorporate measures to prevent the discharge of surface water onto the highway.

GROUND:

In the interests of highway safety and visual amenity in accordance with Policy QD02 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

23 – Prior to the first occupation of any dwelling hereby approved units the bin storage/collection point to serve the dwellings shall be provided and thereafter retained.

GROUND:

In the interests of highway safety, and the living conditions of future occupants, in accordance with Policy QD03 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

24 – Prior to the installation of the rainwater goods, details including the material and a sectional profile shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details.

GROUND:

To safeguard the architectural and historic importance of the listed building and its setting in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

25 – Prior to the construction of the external surfaces of the development hereby approved samples of the materials to be used, including roof tiles, slates and brickwork, 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 safeguard the architectural and historic importance of the listed building and its setting in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

26 – Prior to the installation of any external windows and doors, joinery 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 safeguard the architectural and historic importance of the listed building and its setting in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

27 – No external walls shall be constructed or rebuilt for the cow shed until a minimum of 1m square sample panel of flint for the extension to the cow shed 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 architectural and historic importance of the listed building and its setting in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

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

GROUND:

To safeguard the architectural and historic importance of the listed building and its setting in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

29 – Prior to the installation of all external meter boxes/cupboards details of materials and design of the meter cupboards shall be submitted to and approved in writing by the Local Planning Authority and installed accordingly.

GROUND:

To safeguard the architectural and historic importance of the listed building and its setting in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

30 – The development shall be carried out in full compliance with all identified measures for tree protection during construction detailed within the Arboricultural Tree Survey and Impact Assessment Report unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the National Planning Policy Framework.

31 – Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted,
- the treatment proposed for all hard surfaced areas beyond the limits of the highway,
- walls, fences, other means of enclosure proposed,

shall be submitted to, and approved in writing by, the Local Planning Authority. These details will be based on the details shown on the landscape Strategy Plan 29973A_270 Rev B.

GROUND:

In the interests of the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the National Planning Policy Framework.

32 – 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.

33 – 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.

34 – 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), without the prior permission in writing of the Local Planning Authority.

GROUND:

To safeguard the architectural and historic importance of the listed buildings and its setting and the visual amenities of the area in accordance with Policies HE03 and QD02 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

35 – No means of enclosure shall be permitted to be constructed on the site or for the dwellings, excluding the approved boundary treatments within condition 31 hereby approved, whether approved by Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), without the prior permission in writing of the Local Planning Authority.

GROUND:

To safeguard the architectural and historic importance of the listed buildings and its setting and the visual amenities of the area in accordance with Policies HE03 and QD02 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

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

5. **UPDATE FOR F/TH/22/1057 - UNIT 1 AND 2 BELGRAVE ROAD, MARGATE**

PROPOSAL: Change of use of commercial units to provide a mixed use (residential and commercial) development consisting of 3No commercial units (Use Class E) and parking at ground floor and erection of a three storey extension to provide 6No 2-bed and 4No 3-bed self contained flats together with associated parking.

Councillor Pugh spoke in favour of the application under Council 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 subject to the following reasons:

1 – The proposed three storey extension by virtue of its height, scale, design, proximity to and relationship with the buildings fronting Marine Gardens and Marine Terrace would result in a incongruous and dominant form of development that competes with and detracts from the significance of the listed buildings fronting Marine Gardens and the buildings fronting Marine Terrace in the Margate Seafront Conservation Area resulting in significant harm to its special character, appearance and historic interest of these designated buildings and area, which is not outweighed by the public benefits of the proposal, contrary to policies HE02, HE03 and QD02 of the Thanet Local Plan and paragraphs 130, 199, 200 and 202 of the National Planning Policy Framework.

2 – The proposed first, second and third floor balconies due to their proximity to, and relationship with the rear elevation windows of the northern neighbours, 12 and 12A Marine Gardens, would result in direct overlooking to the habitable room windows in the rear elevations of these properties and a subsequent loss of privacy to the occupants of this property, contrary to Policy QD03 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.

3 – The applicant has failed to enter into a legal agreement to secure the delivery of the necessary planning obligations required in order to mitigate the impacts of the proposed development on the local infrastructure and make the development acceptable in all other respects. The application is, therefore, contrary to policy SP41 of the Thanet Local Plan, and paragraphs 55, 57 and 58 of the National Planning Policy Framework.

4 – The proposed development will result in additional pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to policy SP29 of the Thanet Local Plan and paragraph 182 of the National Planning Policy Framework.

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

It was proposed by Councillor Albon and seconded by Councillor Bayford that:

Defer and delegate for approval, subject to receipt of an acceptable signed obligation securing the required planning obligations and safeguarding conditions (including privacy screens to the north balcony boundaries) on the ground that the economic and housing benefits outweigh the limited impact on the Conservation Areas and adjacent Listed Buildings.

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

6. SCHEDULE OF PLANNING APPLICATIONS

The Chair informed Committee Members that any site visits would take place on 31st March 2023.

(a) **A01 OL/TH/21/1976 - All Saints Industrial Estate, All Saints Avenue, Margate, Kent, CT9 5TJ**

PROPOSAL: Outline application for the erection of 58 light industrial units (Use Class E(g)) and associated parking including access, appearance, layout and scale.

Mr Hodgman spoke against 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 approved subject to the following conditions:

1 – Approval of the details of the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 – Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 – Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 – The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 – The proposed development shall be carried out in accordance (for access, appearance, layout and scale) with the submitted application as amended by the revised plans numbered 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13 and 15 received 23 December 2021, 20 received 16 August 2022, 17 Rev B, 18 Rev B and 19 Rev B received 20 October 2022 and and 01 Rev E, 22 and J7/01043 received 16 February 2023.

GROUND:

To secure the proper development of the area.

6 – No development shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principles Flood Risk Assessment prepared by BJB dated May 2016 demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters and appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.

7 – No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report for that phase, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.

8 – Details pursuant to condition 1 (landscaping) shall show a permeable material for all hard surface areas to be created within the site.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.

9 – Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

GROUND:

To protect vulnerable groundwater resources in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

10 – No development shall commence until a site characterisation and remediation scheme has been submitted to and approved in writing by the Local Planning Authority and the remediation scheme has been implemented in accordance with the approved details. The site characterisation, remediation scheme and implementation of the approved remediation scheme shall be carried out in accordance with the following criteria (a) Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and approved in writing by the Local Planning Authority, and shall include:

- A survey of the extent, scale and nature of contamination
- An assessment of the potential risks to
- Human health
- Property
- Adjoining land
- Groundwaters and surface waters
- Ecological system

- An appraisal of remedial options and a recommendation of the preferred options

The site characterisation report shall be conducted in accordance with British Standards and current DEFRA and Environment Agency best practice.(b) Submission of remediation scheme A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site cannot be considered as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.(c) Implementation of Approved Remediation Scheme The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of the development other than that required to carry out remediation. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To ensure that the proposed site investigation, remediation and 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.

11 – No development shall take place until the method of piling foundations has been submitted to and agreed in writing by the Local Planning Authority. Any such piling shall thereafter be undertaken in accordance with the agreed details.

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.

12 – 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.

13 – Details pursuant to condition 1 (landscaping) shall include details of, an ecologically-sensitive clearance method of the sparse grassland and open-mosaic habitat on the site.

GROUND:

In order to limit the impact upon protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and the advice as contained within the NPPF.

14 – Prior to the installation of any external lighting on the development hereby approved, a "lighting design strategy for biodiversity" for the site boundaries shall be submitted to and approved in writing by the local planning authority. The lighting strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for badgers and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory;
- b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.
- c) Details of the types of lighting to be used including their fittings, illumination levels and spread of light

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

GROUND:

In order to limit the impact upon protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and the advice as contained within the NPPF.

15 – Details pursuant to condition 1 (landscaping) shall include full details of ecological enhancements, required to be provided within the site to demonstrate net-gain to biodiversity to include an ecologically sensitive soft landscaping plan where vegetation is retained and enhanced on-site where possible.

GROUND:

To ensure the site makes a positive contribution to biodiversity, in accordance with policy SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

16 – 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.

17 – Prior to the first occupation IN of the development hereby permitted, all off-site highway works as shown on approved drawing no. 01 Rev C and 17 Rev B received 20 October 2022 unless otherwise agreed in writing by the Local Planning Authority, shall be completed and made operational.

GROUND:

In the interests of highway safety and to mitigate any adverse transport impact in accordance with Policy TP01 of the Thanet Local Plan and the advice contained within the NPPF.

18 – Prior to the first use of the site the vehicle loading/unloading and turning facilities shown on the submitted plan numbers 01 Rev C, 17 Rev B, 18 Rev B and 19 Rev B received 20 shall be provided and permanently retained.

GROUND:

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

19 – Prior to the first occupation of the development hereby approved, details of the design of the electric vehicle charging points, to be located as shown on the approved plan numbered 01 Rev C, 17 Rev B, 18 Rev B and 19 Rev B received 20 October 2022 shall be submitted to, and approved in writing by, the Local Planning Authority, and thereafter implemented and maintained as approved.

GROUND:

To protect air quality, in accordance with Policy SP14, SP45 and SE05 of the Thanet Local Plan and the advice as contained within the NPPF.

19 – Prior to the first use of the development, the secure cycle parking facilities, as shown on approved drawing no. 01 Rev C, 17 Rev B, 18 Rev B and 19 Rev B received 20 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.

20 – The areas shown on the approved plan numbered 01 Rev C, 17 Rev B, 18 Rev B and 19 Rev B received 20 October 2022 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.

20 - The premises hereby approved shall not be used other than between the hours of 0700 to 1800 Monday to Friday and 0900 to 1800 Saturday.

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.

21 – The development hereby approved shall be used as commercial units falling within Use Class E(g) and for no other purpose including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND:

To secure the proper development of the area in accordance with Thanet Local Plan Policies E01 and SP05.

22 – Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no development shall take place under Class MA in Schedule 2 Part 3 of that order (or any Order revoking and re-enacting that Order) in relation to the development hereby approved.

GROUND:

To secure the proper development of the area in accordance with Thanet Local Plan Policies E01 and SP05, which allocates the allocation site for employment uses only.

23 – The development hereby permitted shall be constructed using brick, metal cladding, and glazed blocks, design and access statement received 26 January 2022 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.

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

It was proposed by the Councillor Albon and seconded by the Councillor Shrubbs:

Defer to officers and bring back with reasons for refusal next month, and to go back to the applicant following the debate to seek a reduction in the number of units.

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

(b) **A02 F/TH/22/1284 - The Old Forge, High Street, Garlinge, Margate, Kent**

PROPOSAL: Erection of 4no. 3 bed detached dwellings with associated access and landscaping following the demolition of a side extension to the existing dwelling.

Mr Buckwell spoke in favour of the application.

Ms Hart spoke against the application

Councillor Boyd spoke against the application under Council 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 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 06B, 07, 08, 09, 10A, 11A, 12, 13, 14, 15 and 16 B.

GROUND:

To secure the proper development of the area.

3 – The construction of the site shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

In the interests of highway safety, neighbouring amenity and heritage, in accordance with Policies QD03 and HE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4 – Prior to their installation written and illustrative details of the type of Electric vehicle charging points (EVCP) shall be submitted to and approved in writing by the local planning authority before any of the units are first brought into use. The EVCP shall be maintained and kept in good working order thereafter as specified by the manufacturer.

GROUND:

To protect air quality, in accordance with Policy SE05 of the Thanet Local Plan and the advice as contained within the National Planning Policy Framework.

5 – 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 with 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.

6 – The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110 litres/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 110 litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

7 – 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.

8 – The areas shown on the approved plans 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 occupation of the dwelling 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 National Planning Policy Framework.

9 – Prior to any above ground development of any dwelling hereby approved hereby approved the access shown on the approved plan 06B shall be constructed and thereafter retained for use by the approved dwellings.

GROUND:

In the interests of highway safety, in accordance with the advice contained within the National Planning Policy Framework.

10 – Prior to the first occupation of the new units hereby approved the bin presentation area shown on plan reference 06B to serve those dwellings shall be provided and thereafter kept available for use.

GROUND:

In the interests of highway safety, and the living conditions of future occupants, in accordance with Policy QD03 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

11 – The drainage of the site shall be carried out in accordance with the drainage details received on the 21st September 2022 unless otherwise agreed in writing with the Local Planning Authority.

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 National Planning Policy Framework.

12 – The external surfaces of the dwellings hereby permitted shall be built in accordance with the materials schedule submitted on the 19th January 2023 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.

13 – Prior to the first use of the access road, hereby approved full details of the fence to its southern boundary shall be submitted to, and approved in

writing by the Local Planning Authority. This fence shall be installed prior to the first use of the access and thereafter retained.

GROUND:

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

14 – Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- Species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- The treatment proposed for all hard surfaced areas beyond the limits of the highway, including the area of parking for the old forge and bin presentation area
- Walls, fences, other means of enclosure proposed
- Ecological enhancements to be provided within the site

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 make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

15 – 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.

16 – The bathroom and landing windows in the first floor rear elevation of unit 1 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 **LOST**.

It was proposed by the Councillor Albon and seconded by Councillor Bayford:

That a site visit be carried out on the proposed date and brought back at the next Planning Committee meeting.

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

(c) **A03 F/TH/22/0919 - Land Rear of 20 to 22 Westfield Road, Birchington, Kent**

PROPOSAL: Erection of 1no two bed single storey dwelling

Councillor Hudson spoke against the application.

Councillor Fellows spoke against the application under Council 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 defer and delegate for approval subject to the receipt of a legal agreement securing the SAMMs contribution 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 AW-200 Rev P2, AW-210 Rev P1 and AW-220 Rev P1 received 10 January 2023.

GROUND:

To secure the proper development of the area.

3 – The dwelling hereby permitted shall be constructed using yellow brick, red tiles and white UPVC windows in accordance with the agents email received 10 January 2023 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 – Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. AW-210 Rev P1 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.

5 – The refuse storage facilities as specified upon the approved drawing numbered AW- 210 Rev P1 and received on 10 January 2023 shall be provided prior to the first occupation of the dwelling 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.

6 – 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.

7 – 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**.

(d) **R04 FH/TH/22/1672 - 75 Gloucester Avenue, Margate, Kent, CT9 3NP**

PROPOSAL: Erection of vehicle and pedestrian gates to front boundary (retrospective application)

Councillor Fellows spoke on the behalf of Mr Morgan 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 subject to the following conditions:

1 – The gates, by virtue of their height, design and location, create a stark and highly prominent feature, incongruous with the prevailing open character of this part of the street scene, and contrasting with the low boundaries and landscaped frontages found elsewhere. This has created in the solid development and the harmful enclosure of the site, with a blank and expansive appearance at street level that is considered to contribute to the dilution of a sense of place and welcoming character that otherwise existed in this location, contrary to the aims of paragraph 130 of the NPPF and policies SP35 and QD02 of the Thanet Local Plan.

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

It was proposed by the Councillor Shrubbs and seconded by Councillor Rusiecki:

To approve the application as the development would not harm the character and appearance of the area.

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

(e) **D05 F/TH/22/0979 - 60 to 68 High Street and 1 to 11 George Street, Ramsgate, Kent, CT11 9RS**

PROPOSAL: Erection of a four storey building with mansard at third floor level to accommodate 5No. commercial units (Use Class E) with associated shopfronts at ground floor level, together with 39 Self contained flats (32No 1-bed , 5No 2-bed and 2No 3- bed). self contained flats together with refuse and cycle stores and external play space, following demolition of existing buildings.

Mr Gerlack spoke in favour of the application

Councillor Austin spoke against the application under Council 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 deferred subject to the following reasons:

Defer and delegate to officers for approval subject to the receipt of a signed legal agreement securing the contributions towards the SAMMs project and stated planning obligations 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 development hereby approved shall be carried out in accordance with the submitted drawings numbered 22/488/PL01 Rev D, 22/488/JG/PL02 Rev A1, 22/488/JG/PL03 Rev B1, 22/488/JG/PL04 Rev A1, 22/JG/PL06 Rev A, 22/488/JG/PL07, 22/488/JG/PL08 and 22/488/JG/PL09 Rev B2.

GROUND:

To secure the proper development of the area.

3 – No development, excluding demolition, shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that best endeavours have been made in reducing surface water contributions to the combined sewer. This submission shall also demonstrate that surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters
- Appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

4 – The development hereby permitted shall not be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of

details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

GROUND:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 165 of the National Planning Policy Framework.

5 – No development shall take place (excluding demolition) 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.

6 – No demolition or development shall commence until a method statement setting out the details and specifications of works to safeguard impact of works in relation to the no. 70 High Street (in particular its side elevation) have been submitted to and, agreed in writing, by the Local Planning Authority.

GROUND:

To preserve the character of the Grade II Listed structure attached to the application site in accordance with Policy HE03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

7 – Prior to the construction of the external surfaces of the development hereby approved, samples of the materials to be used thereon 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.

8 – 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 designated heritage asset in accordance with Policy HE02 of the Local Plan and advice contained within the National Planning Policy Framework.

9 – All new windows and doors to the High Street and George Street elevations shall be timber and prior to the installation of any windows and doors within these elevations, joinery 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 Policy HE02 of the Local Plan and advice contained within the National Planning Policy Framework.

10 – All new windows and doors to the Meeting Street elevation shall be Heritage UPVC and prior to the installation of any windows and doors within this elevation, details 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.

11 – In the event of the commercial elements 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 interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

12 – Prior to the first use of the premises, details of any plant (including ventilation, refrigeration and air conditioning) or ducting system to be used in pursuance of this permission 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. The scheme shall ensure that the noise generated at the boundary of any noise sensitive property shall not exceed Noise Rating Curve NR35 as defined by BS8233 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and the Chartered Institute of Building Engineers (CIBSE) Environmental Design Guide 2006. The equipment shall be maintained in a condition so that it does not exceed NR35 as described above, whenever it's operating.

After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority.

GROUND:

In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

13 – Prior to the installation of all external meter boxes/cupboards, details of materials and design of the meter cupboards shall be submitted to and approved in writing by the Local Planning Authority and installed accordingly.

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.

14 – Prior to the installation of the rainwater goods, details including the material and a sectional profile shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed 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 Thanet Local Plan and advice contained within the National Planning Policy Framework.

15 – Prior to the installation of any external lighting, full details of the external lighting, including their fittings, illumination levels and spread of light shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting installation shall then be carried out in accordance with the approved details.

GROUND:

To ensure that light pollution is minimised in the interest of the visual and residential amenities of the area, in accordance with Policy SE08 of the Thanet Local Plan.

16 – 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.

17 - The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110 litres/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 110 litre /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

18 – 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.

19 – No fans, louvres, ducts or other similar apparatus shall be installed externally in the building without the prior written approval of the Local Planning Authority.

GROUND:

In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

20 – Prior to the first use or occupation of the development, the secure cycle parking facilities hereby approved 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.

21 - No doors/windows associated with the development hereby approved shall open out over the highway.

GROUND:

In the interests of highway safety.

22 – Prior to the first occupation of the development hereby permitted, the refuse storage facilities, as shown on approved drawings shall be provided and thereafter maintained.

GROUND:

In the interests of residential amenity in accordance with Policies QD02 and QD03 of the Thanet Local Plan.

23 – Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:

- Species, size and location of new trees, shrubs, hedges and grassed areas to be planted
- The treatment proposed for all hard surfaced areas beyond the limits of the highway
- Walls, fences, other means of enclosure proposed
- Ecological enhancements to be provided within the site.

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 make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the National Planning Policy Framework.

24 – 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.

25 – Prior to the commencement of the development hereby approved, details of the construction of the ceilings and floors that separate the (first floor residential units from ground floor commercial units) shall be submitted to and approved by the Local Planning Authority. The ceilings and floors shall resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels. The weighted standardised difference (DnT, W) a spectrum adaption term, Ctr, is quoted according to BS EN ISO 16283-1:2014 Acoustics - Field measurement of sound insulation in buildings and of building elements Part 1: Airborne sound insulation. The work shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

GROUND:

In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

26 – An acoustic assessment of compliance with condition (25) shall be submitted to the Local Planning Authority prior to occupation of the premises hereby permitted. Any further mitigation measures recommended in the assessment to meet the criteria stated within condition (25) shall be submitted in writing for the written approval of the Local Planning Authority within 1 month of the assessment. All works which form part of the approved scheme shall thereafter be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority and thereafter maintained.

GROUND:

In the interests of the residential amenities of the occupiers of surrounding dwellings in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

27 – Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall be in accordance with BS5228-1:2009+A1:2014: Code of Practice for Noise and Vibration on Construction and Open Sites and IAQM Guidance on the Assessment of dust from demolition and construction 2014; the Plan shall include mitigation measures. The management plan shall also include the following:

- (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

The development should be carried out in accordance with the approved details.

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 National Planning Policy Framework.

28 – The demolition hereby permitted shall not be undertaken before a contract for the carrying out of works of redevelopment of the site has been made for the erection of the building hereby approved.

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.

29 – No development, excluding demolition, shall take place until details of the means of foul drainage have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To protect the district's groundwater, in accordance with Policy SE04 of the Thanet Local Plan, and the advice contained within the National Planning Policy Framework.

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

Meeting concluded: 10:17pm