

Planning Committee

Minutes of the meeting held on 18 October 2023 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Helen Crittenden (Chair); Councillors Bright, Albon, J Bayford, Boyd, Garner, Keen, Matterface and Rattigan

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Dennis, Councillor Makinson, Cllr. Moore and Cllr. Wing.

2. **DECLARATIONS OF INTEREST**

Councillor Albon declared a significant interest in Item 5E – (L/TH/23/0340) as he was the Chair of Ramsgate Town Council and had previously been involved in discussions relating to the application.

Councillor Crittenden also declared a significant interest in Item 5E – (L/TH/23/0340) as she was the Chair of Ramsgate Town Council's Town Promotion Committee which had been directly involved in the application.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Bayford proposed, Councillor Albon seconded and Members agreed that the minutes of the meeting held on 20 September 2023 be approved as a correct record.

4. **UPDATE FOR F/TH/22/1341 - 16 SOWELL STREET, BROADSTAIRS**

PROPOSAL: Variation of condition 2 of planning permission F/TH/20/0575 for the "Erection of 4No. two storey 4bed detached dwellings with associated access, parking and landscaping" to allow removal of trees and change to finished floor levels.

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

THAT the officer's recommendation be adopted, namely:

Members approve the application following the additional information submitted subject to the safeguarding conditions as detailed within the original planning committee report (annex 1).

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

5. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits would take place on the morning of 3 November 2023.

(b) **A02 FH/TH/23/0610 - 52A Stone Road, Broadstairs**

PROPOSAL: Raising of rear garden level by up to 1m to form raised turfed terrace (retrospective application).

Mrs Goddard spoke in favour of the application.

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

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

1. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 002A, 003A and details of fencing received and dated 12th September 2023.

GROUND:

To secure the proper development of the area.

2. Within 3 months of the date of this permission, the 1.8m high close boarded fencing shall be erected to both sides of the raised area, as shown on the amended proposed site plan and existing and proposed elevations received 22 September 2023, and thereafter maintained.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan.

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

As a result of the declaration of interest made by the Chair, Councillor Crittenden recused herself from the meeting and left the Council Chamber.

Councillor Albon also recused himself from the meeting and left the Council Chamber.

The Vice-Chair, Councillor Bright assumed the chair and led the proceedings of the remainder of the meeting.

(a) **A01 F/TH/23/0677 - Northwood Court, Millennium Way, Broadstairs**

PROPOSAL: Change of use from former student accommodation in connection with former Canterbury Christchurch University Broadstairs campus (Sui Generis), to proposed workers accommodation in association with Thanet Earth (Sui Generis).

It was proposed by Councillor Keen and seconded by Councillor Matterface:

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 12831-0002-05, 12831-0003-02 and 12831-0004-02.

GROUND:

To secure the proper development of the area.

3. The accommodation hereby approved shall only be occupied by registered employees of Thanet Earth and at no time shall they be let, sold or otherwise used as separate and/or private units of residential accommodation. A register of occupants and their role at Thanet Earth shall be kept at made available for the inspection of the Local Planning Authority at all times.

GROUND:

To ensure that a permanent residential use is not commenced.

4. The occupation of the warden flat shall be limited to a person solely or mainly employed by Thanet Earth, and to any resident dependants and at no time shall it be let, sold or otherwise used as a separate and/or private unit of residential accommodation.

GROUND:

To ensure that a permanent residential use is not commenced.

5. Prior to the first occupation of the development hereby approved, full details of ecological enhancements to be provided within the site together with a timetable for their provision shall be submitted to, and approved in writing by, the Local Planning Authority. These enhancements shall be provided in accordance with the proposed timetable and thereafter permanently retained.

GROUND:

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

6. The development hereby approved shall be carried out in accordance with the submitted travel plan, with details of the route for coaches and additional cycle parking submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the building. The additional cycle parking shall be provided prior to the first occupation of the building for Thanet Earth workers and thereafter retained and coaches should use the approved route unless otherwise agreed in writing with the Local Planning Authority.

GROUND:

In the interests of highway safety and to promote cycling as an alternative form of transport in accordance with policies TP01, TP03 and SP43 of the Local Plan and the guidance contained in the National Planning Policy Framework.

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

- (c) **A03 F/TH/23/0883 - Land East of Parking Bay, Canterbury Road West, Minster, Ramsgate**

PROPOSAL: Variation of condition 3 of approved planning permission for F/TH/22/1454 'Temporary change of use of agricultural land to store timber' to extend the time of the permission to store timber on the site for a further 12 months (until 30th June 2024).

It was proposed by Councillor Keen and seconded by Councillor Matterface:

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

1. The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered 1448/001 and 1448/002 Revision A.

GROUND:

To secure the proper development of the area.

2. At the expiration of a period ending on 30th June 2024 the storage of timber stacks shall be removed 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 to prevent the uncontrolled and unacceptable storage of timber within the site that could adversely impact upon visual amenity and landscape character contrary to policy SP26 of the Local Plan.

3. The height of timber stored on the site shall not exceed 6m above ground level.

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, SP24 and SP26 of the Thanet Local Plan.

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

(d) **A04 F/TH/23/0534 - JC Rook and Sons Limited, Cecilia Road, Ramsgate**

PROPOSAL: Change of use from cold storage depot (Use Class B8) to 3no. commercial units (Use Class B2) together with erection of a roof extension, alterations to fenestration, external works and associated parking following partial demolition of existing building.

It was proposed by Councillor Keen and seconded by Councillor Matterface:

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 23.1958.PL006, Rev A, 23.1958.PL007 Rev A and, 23.1958.PL008 Rev A received 18 April 2023 and, 23.1958.PL009 Rev B received 25 April 2023.

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 NPPF.

4. Prior to the first occupation of the development hereby permitted details of the cycle parking, which shall be in the form of shall be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To promote cycling as an alternative form of transport, in accordance with Policy TP03 and SP43 of the Thanet Local Plan.

5. Prior to the first use of the development, the area shown on approved plan 23.1958.PL009 Rev B for the parking and maneuvering of vehicles shall be operational. The area approved shall thereafter be maintained for that purpose.

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.

6. The rating level of noise emitted from the plant and equipment to be installed on the site shall not exceed the background noise level (LA90,T) or 35dBA,r, whichever is highest, at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014.

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 NPPF.

7. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times 7:00 hrs to 19:00hrs Monday to Saturday and 10:00hrs to 16:00hrs on Sundays and Bank Holiday.

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 NPPF.

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

- (e) **A05 L/TH/23/0340 - 8 to 25 Military Road, Ramsgate**

PROPOSAL: Application for Listed Building Consent for the installation of festoon lighting.

It was proposed by Councillor Keen and seconded by Councillor Matterface:

THAT the officer's recommendation be adopted, namely:

That the application be approved subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The size of the bulbs shall not exceed 7 centimetres in diameter and the brightness of the bulbs shall not exceed 50 watts.

GROUND:

To safeguard the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF, and in the interests of public safety.

3. Prior to the installation of the festoon lights hereby permitted, detailed drawings at a scale of 1:5 detailing the method of fixing to the building, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND:

To safeguard the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

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

Meeting concluded: 7:47 pm