

Planning Committee

Minutes of the meeting held on 15 November 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, Dennis, Driver, Garner, Keen, Makinson, Matterface, Paul Moore, Rattigan, Rusiecki and Wing

In Attendance: Councillor Currie, Davis, Smith and Wright

1. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

2. **DECLARATIONS OF INTEREST**

Councillor Rattigan declared a significant interest in Item 4F – (FH/TH/23/1273) as this was his application relating to his own property.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Bayford proposed, Councillor Albon seconded and Members agreed that the minutes of the meeting held on 18 October 2023 be approved as a correct record.

4. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits would take place on the morning of 1 December 2023.

(a) **A01 FH/TH/23/0773 - 221 Beacon Road, Broadstairs**

PROPOSAL: Erection of dormer to rear together with second floor rear extension and hip to gable extension to facilitate loft conversion.

Mr Nicholson 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. 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 amended drawing numbered 05/23/02, received 17 October 2023.

GROUND:

To secure the proper development of the area.

3. The external materials and external finishes to be used in the development hereby approved shall be roof tiles to match existing, tile hanging on gable end to match main roof, as confirmed by the Applicant's Agent in correspondence received 17 October 2023, and Brick Red C72 Cedral composite horizontal cladding on the external surfaces of the dormer extension and white render on the first floor extension, as confirmed by the Applicant's Agent in correspondence received 3 November 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.

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

Councillor Albon proposed and Councillor Bright seconded, that the application be refused on two grounds:

'The second floor rear extension, by virtue of its scale, bulk, and design, will appear obtrusive and incongruous, and architecturally unrelated to the design and scale of the existing dwelling, significantly out of keeping with the character and appearance of the area, contrary to Policy QD02 of the Thanet Local Plan, Policy BSP9 of the Broadstairs and St Peter's Neighbourhood Plan, and paragraph 130 of the National Planning Policy Framework'

'The second floor rear extension, by virtue of its height, depth, and proximity to and relationship with the windows in the adjoining property, will result in an unacceptable loss of light and outlook, severely detrimental to the living conditions of the occupiers thereof, contrary to Policy QD03 of the Thanet Local Plan and paragraph 130 of the National Planning Policy Framework.'

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

(b) **A02 F/TH/23/1217 - Hoo Farm, 147 Monkton Road, Minster**

PROPOSAL: Formation of a new footpath to Monkton Road (part-retrospective).

Councillor Wright spoke under Council Rule 20.1.

Councillor Smith spoke 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 approved shall be carried out in accordance with the submitted drawings numbered 878:P05 A.

GROUND:

To secure the proper development of the area.

2. Within 2 months of the date of this permission full details of the proposed gates and signage including wording as indicated on drawing 878:P05 A shall be submitted to, and approved in writing by the Local Planning Authority. The approved gates and signage shall be installed as per the approved details and as shown on drawing 878:P05 A and thereafter retained.

GROUND:

In the interests of the visual amenity of the area in accordance with Policy QD02 of the Local Plan and the advice and guidance of the National Planning Policy Framework.

3. Within 2 months of the date of this permission full details of a maintenance plan for the footpath shall be submitted to, and approved in writing by the Local Planning Authority. The maintenance plan shall outline responsibilities and requirements to be carried out for the clearance of vegetation, repair of surfacing and integrity of the path, as well as contact details for the responsible company/body. The footpath shall be maintained in accordance with this maintenance plan unless otherwise agreed in writing with the Local Planning Authority and kept available for public use.

GROUND:

In the interests of the visual amenity of the area in accordance with Policy QD02 of the Local Plan and the advice and guidance of the National Planning Policy Framework.

4. No further gates, walls or other means of enclosure, 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), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To provide safe and satisfactory access for pedestrians, in accordance with Thanet Local Plan Policy QD02.

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

Councillor Albon proposed and Councillor Matterface seconded that a site visit be carried out on 1 December 2023, before bringing the application back to Committee at a future meeting.

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

(d) **A04 F/TH/23/1002 - Former Port Control East Pier, Ramsgate**

PROPOSAL: Erection of artwork/sign featuring 1.2m high copper letters on aluminium frame attached to wooden fenders on harbour wall.

Ms Smith spoke in favour of the application.

Councillor Davis spoke 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:

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 400-LOC-002 received 26 July 2023, EL01 Rev 4 and AA Rev 4, received 09 October 2023.

GROUND:

To secure the proper development of the area.

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

(e) **A05 L/TH/23/1003 - Former Port Control, East Pier, Ramsgate**

PROPOSAL: Application for Listed Building Consent for the erection of artwork/sign featuring 1.2m high copper letters on aluminium frame attached to wooden fenders on harbour wall.

Councillor Davis spoke 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 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 artwork hereby approved shall be installed in accordance with the details included in the Design Access and Heritage Statement Mooch v2 received 29 August 2023 and on plans numbered 400-LOC-002 received 26 July 2023, EL01 Rev 4 and AA Rev 4 received 09 October 2023.

GROUND:

To safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

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

- (i) **R09 F/TH/23/1303 - 223-227 Northdown Road, Margate**

PROPOSAL: Installation of aluminium shopfront (Retrospective).

Councillor Currie spoke 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:

1. The proposed development, by virtue of its modern design and materials fails to preserve the architectural and historic merit of the building, detracting from the special character and significance of the Conservation Area as a designated heritage asset, resulting in harm which is not considered to be outweighed by the public benefits of the proposal. This development is therefore contrary to the aims of paragraphs 130, 197, 199, 200, and 202 of the National Planning Policy Framework and Thanet Local Plan Policies HE02 and QD02, whilst diminishing the quality of the approved development contrary to paragraph 135 of the Framework.

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

Councillor Keen proposed and Councillor Rattigan seconded that the application be approved as the benefits of the proposal, including the increased security and consistent design outweigh the harm to the conservation area.

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

- (j) **D10 F/TH/23/0983 - Land Between 47 and 49 Rose Gardens, Minster, Ramsgate**

PROPOSAL: Erection of 2no. two storey, two bedroom semi detached dwellings with associated parking.

Ms James spoke in favour of the application.

Councillor Smith spoke 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 and delegated for approval subject to the submission of an acceptable Unilateral Undertaking securing SPA contributions and the following safeguarding conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 1995/05 Rev F, 1995/06 Rev E, 1995/07 Rev B, 1995/08 Rev A, received 04 October 2023, 1995/02 Rev B, 1995/03 Rev F and, 1995/04 Rev F received 19 October 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 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.

5. The dwellings hereby permitted shall be constructed using white render, cedar cladding and concrete roof tiles, in accordance with correspondence from the applicants agent received 21 October 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.

6. 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 NPPF.

7. Prior to the first occupation of the development, the area shown on approved plan 1995/02 Rev F for the parking and manoeuvring 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.

8. The refuse storage facilities as specified upon the approved drawing numbered on approved plan 1995/02 Rev F shall be provided prior to

the first occupation of the dwellings hereby approved and shall be kept available for that use at all times.

GROUND:

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

9. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 1995/02 Rev F shall be provided and thereafter maintained.

GROUND:

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

10. Prior to the first occupation of the development hereby 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 Policy QD01 of the Thanet Local Plan and the advice as contained within the NPPF.

11. 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 windows or other openings shall be inserted in the front elevation of the dwellings hereby approved without the prior written permission of the Local Planning Authority.

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.

12. 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, in accordance with the advice contained within the NPPF.

13. Prior to the first occupation of the development hereby permitted, the boundary fence adjacent to the footpath as shown on the approved

plan numbered 1995/02 Rev F shall be provided and thereafter maintained.

GROUND:

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

14. No piling shall be used in the construction of the foundations of the dwellings hereby approved.

GROUND:

To protect the district's groundwater, in accordance with policy SE04 of the Thanet Local Plan and advice contained within the NPPF.

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

(k) **D11 F/TH/21/0671 - Land to the North of Fairlawn Road and the West of Northwood Road, Broadstairs**

PROPOSAL: Erection of 4no. 1-bed flats, 4no. 2-bed dwellings, 8no 3-bed dwellings, and 17no 4-bed dwellings (single to 3-storey in height), and erection of part 2-storey, part 3-storey detached building accommodating 4no. 2-bed flats and 1no. 3-bed flat, together with associated access, parking and landscaping, following demolition of existing structures.

Ms Coles spoke in favour of the application.

Mr Smith spoke against the application.

Mrs Bennett-Goodman 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 deferred and delegated for approval subject to the receipt of an acceptable legal agreement securing the required heads of terms and the following conditions:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 454-PLN-287 Rev B, 454-PLN- 285 Rev C, 454-PLN-212 Rev D, and 454-PLN-210 Rev D, received 19 October 2023; and revised plans numbered 454-PLN-201 Rev C, 454-PLN-211 Rev C, 454-PLN-250 Rev G, 454-PLN-253, 454-PLN-254, 454-PLN-255 Rev G, 454-PLN-

260 Rev D, 454-PLN-265 Rev H, 454-PLN-270 Rev F, 454-PLN-280 Rev B, 454-PLN-286 Rev B, 454-PLN-297 Rev A, 454-PLN-298 Rev A, and 5699-LLB-XX-XX-DR-L-0002 rev P03, and 1900 Rev P02, received 04 October 2023.

GROUND:

To secure the proper development of the area.

3. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved 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.

4. 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 in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within National Planning Policy Framework.

5. Development shall not begin 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 due consideration has first been given to the possibility of utilising infiltration techniques and 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. Should the use of infiltration prove to be beyond being reasonable practical then any surface water leaving site shall not exceed a discharge rate of 2l/s for all rainfall events, in line with proposals set out within the Flood Risk Assessment and Drainage Strategy Report (21/09/2023- Revision P04). 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.

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.

6. 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.

7. No development 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.

8. Prior to the commencement of any development on site, a construction management plan to include the dust mitigation measures set out in Section 6 - Table 9 of the Air Quality Mitigation Statement dated April 2023 by Lustre Consulting, and the following, shall be submitted to and approved by the Local Planning Authority.
 - 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) Access arrangements

Construction works shall 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 NPPF.

9. The area shown on the approved plan numbered 454-A-PLN-212 Rev D 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 NPPF.

10. Prior to the first occupation of the site hereby permitted, the vehicular access as shown on the approved plan numbered 454-A-PLN-212 Rev D should be completed and made operational.

GROUND:

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

11. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing no. 454-A-PLN-212 Rev D 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.

12. Prior to the first occupation of the development hereby approved, visibility splays of 2.4m x 43m shall be provided to the access on to Northwood Road, as shown on the approved plan no. 1900 Rev P01, with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

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

13. 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 Policy of the Thanet Local Plan and the advice as contained within the NPPF.

14. Prior to the first occupation of the development hereby granted, a Travel Plan and a programme for implementation shall be submitted to and approved in writing by the Local Planning Authority. The agreed programme shall thereafter be implemented in full.

GROUND:

To facilitate the use of alternative means of transport in accordance with Policies TP01, SP43, and SE05 of the Thanet Local Plan, and the advice contained within the NPPF.

15. Prior to the commencement of the development hereby approved, an Acoustic Design Statement in accordance with ProPG Planning & Noise 2017 scheme to demonstrate that the internal noise levels within the residential units plots 9-20. and the external noise levels within their back gardens and other relevant amenity areas will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme 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 amenity for future occupiers in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

16. The development hereby permitted shall be constructed and occupied in accordance with the proposed mitigation measures for emissions identified within section 6.2 of the Air Quality Mitigation Statement, dated April 2023 by Lustre Consulting, to off-set against the damage cost calculation set out within section 5.1 of the report, in order to achieve air quality improvements through the development.

GROUND:

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

17. 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.

18. 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.

19. 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.

20. Unit nos. 14, 19, 34 and 35 shall be built in compliance with building regulation part M4(2) accessible and adaptable dwellings, as shown on plan numbered 454-A-PLN-210 Rev D.

GROUND:

To provide accessible accommodation in accordance with Policy QD05 of the Thanet Local Plan.

21. The refuse storage facilities for the self-contained flats shall be provided prior to the first occupation of the associated flat, as shown on plan numbered 454-A-PLN-212 Rev D 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.

22. Prior to the construction of the external surfaces of the development hereby approved samples the materials to be used in the construction of the building(s) shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in

accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

23. Existing trees, shrubs and hedgerows identified for retention within the development site or existing trees growing on an adjacent site, where excavations, changes to land levels or underground works are within the crown spread, shall be protected in accordance with BS 5837 2012 using the following protective fence specification - o Chestnut paling fence 1.2m in height, to BS 1722 part 4, securely mounted on 1.7m x 7cm x 7.5cm timber posts driven firmly into the ground. The fence shall be erected below the outer most limit of the branch spread or at a distance equal to half the height of the tree, whichever is the furthest from the tree, unless otherwise agreed in writing with the Local Planning Authority. The protective fencing shall be erected before the works hereby approved or any site clearance work commences, and shall thereafter be maintained until the development has been completed. At no time during the site works shall building materials, machinery, waste, chemicals, stored or piled soil, fires or vehicles be allowed within the protective fenced area. Nothing shall be attached or fixed to any part of a retained tree and it should not be used as an anchor point.

There shall be no change in the original soil level, nor trenches excavated within the protective fenced area.

GROUND:

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

24. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, which shall accord with the principles of the approved landscape masterplan numbered 5699-LLB-XX-XX-DR-L-0002 rev P03, and include the following:

- species, size and location of new trees, shrubs, hedges and grassed areas to be planted, (which shall include a minimum of 60no. new trees including street and native woodland trees),
- 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 NPPF.

25. All hard and soft landscape works, including ecological enhancement features, shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation/use of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Following completion of the landscape and enhancement works, photographic evidence of implementation shall be submitted to and approved in writing by the Local Planning Authority in order to verify the works have been completed in accordance with the approved plans, and to enable the full discharge of this condition. 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 as those originally planted, unless written approval to any variation is provided by the Local Planning Authority. All ecological enhancement features shall thereafter be maintained.

GROUND:

In the interests of the visual amenities of the area, biodiversity enhancement, and to adequately integrate the development into the environment in accordance with Policies QD02, SP30 and GI04 of the Thanet Local Plan.

26. 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.

27. Prior to commencement of works (including site clearance), an Ecological Design Strategy (EDS) will be submitted to, and approved by, the local planning authority. The EDS shall demonstrate how proposals mitigate, compensate and enhance biodiversity during construction and operation. The EDS shall include the following:
- Purpose and biodiversity objectives for the proposed works;
 - Review of site potential and constraints;
 - Detailed design(s)/planting schedules, and/or working method(s) to achieve stated objectives;

- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb bat activity;
- Extent and location/area of proposed works on appropriate scale maps and plans;
- Type and source of materials to be used where appropriate, e.g., native species of local provenance;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development where relevant;
- Persons responsible for implementing the works;
- Details of initial aftercare and long-term maintenance, and;
- Details for monitoring and remedial measures.

The EDS shall be implemented in accordance with the approved details and all features shall be retained thereafter.

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 NPPF.

28. 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:

- 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.

29. No further alterations to the roof or insertion of window openings to unit nos. 1-9 and 29-33, whether approved by Classes A, B or C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that

Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND:

To safeguard the 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 Councillor Rattigan for an item on the reserve list, he recused himself from the meeting at this point and left the Council Chamber. Before he left the Chair asked if there was any item on the reserved list he wanted to call in. Councillor Rattigan confirmed there was nothing he wanted to call in.

(c) **A03 F/TH/23/0834 - 5 Broad Street, Ramsgate**

PROPOSAL: External alterations including new shopfront fronting Staffordshire Street Car Park, an increase in height of parapet at first floor and roof level and replacement of existing fenestration as well as an air source heat pump and plant associated with the lift to the roof, with internal works including an increase in floorspace from creation of mezzanine.

It was proposed by Councillor Albon and seconded by Councillor Rusiecki:

THAT the officer's recommendation be adopted, namely:

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

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 221 Rev C, 231 Rev C, 232 Rev C, 233 Rev C and 234 Rev C.

GROUND:

To secure the proper development of the area.

3. 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 secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policies SP36 and HE02 and advice contained within the National Planning Policy Framework.

4. Prior to the construction of the external surfaces of the development hereby approved samples of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policies SP36 and HE02 and advice contained within the National Planning Policy Framework.

5. Prior to the erection or installation of any extraction system at the site details of such shall be submitted to and agreed in writing by the Local Planning Authority. No extraction system other than that agreed in writing by the Local Planning Authority shall be erected or installed at the site. No fans, louvres, ducts or other similar apparatus shall be installed externally without the prior written approval of the Local Planning Authority.

GROUND:

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

6. The noise rating level (LA,T) associated with the Air Source Heat Pump shall not exceed the background noise level (LA90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014 + A1:2019. An acoustic assessment of compliance with the above shall be submitted to the Local Planning Authority no later than two months after commencement of the operation of the development hereby permitted. Any provisions indicated in the assessment which need to be made to control noise emanating from the site pursuant to condition (x) shall be submitted in writing for the written approval of the Local Planning Authority within 1 month of the assessment and 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.

GROUND:

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

7. Noise from the running/operation of the ASHP plant, as measured within neighbouring or adjoining residential premises, not in the occupation of the proprietors of the cafe, shall not exceed a sound level

in excess of that described by the undermentioned noise rating curve numbers in the frequency range 31.5Hz to 8KHz: noise rating curve 20. 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.

GROUND:

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

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

(f) **A06 FH/TH/23/1273 - 60 Northumberland Avenue, Margate**

PROPOSAL: Erection of a garden outbuilding and pergola (retrospective).

It was proposed by Councillor Albon and seconded by Councillor Rusiecki:

THAT the officer's recommendation be adopted, namely:

1. The development hereby approved shall be carried out in accordance with the submitted drawings numbered Drawing 18.045_14 received 22 September 2023.

GROUND:

To secure the proper development of the area.

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

(g) **A07 L/TH/23/1199 - 12 La Belle Alliance Square, Ramsgate**

PROPOSAL: Application for Listed Building Consent for partial demolition of the second floor to facilitate the reconstruction of the front and flank elevation, reinstatement of parapet, installation of 2no. timber sliding sash windows, replacement of chimney pots and installation of roof light within the front facing roof slope.

It was proposed by Councillor Albon and seconded by Councillor Rusiecki:

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 works hereby approved shall be carried out in accordance with details contained with the Structural Works report submitted with the application and as annotated on the approved plan numbered 22/593/MG/PL01, received 4 September 2023 and the Design, Access and Heritage Statement, received 8 September 2023.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

3. The windows to be installed at second floor level within the front elevation, in the location shown on drawing numbered 22/593/MG/PL01 Rev A, shall be single glazed and carried out in accordance with the joinery details shown on amended drawing numbered 23/593/MG/PL03 Rev B received 23 October 2023.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with HE03 and advice contained within the National Planning Policy Framework.

4. The roof light hereby approved shall be 'conservation style' roof lights, set flush with the roof plane in the location shown on drawing numbered 25/593/MG/PL02 Rev A, received 8 September 2023.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

5. The new facing brickwork/stonework shall match the existing brickwork/stonework in respect of the dimensions, colour, texture, face bond and pointing and the use of lime mortar.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with HE03 advice contained within the National Planning Policy Framework.

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

(h) **A08 L/TH/23/1249 - Margate Harbour Arm Stone Pier, Margate**

PROPOSAL: Application for Listed Building Consent for the installation of GRP UKPN electricity cabinet on plinth and 2No bollards.

It was proposed by Councillor Albon and seconded by Councillor Rusiecki:

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 cabinet hereby permitted shall be finished in grey and the bollards shall be black metal as annotated on the approved plan numbered CR/23-24/103/01, received 18 September 2023, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Thanet Local Plan policy HE03 and advice contained within the National Planning Policy Framework.

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

Meeting concluded: 10:15 pm