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Planning Committee

Minutes of the meeting held on 14 February 2024 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, Makinson, Matterface, Rattigan, Rusiecki and Wing

In Attendance: Austin, Bright and Pope

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Moore and Councillor Driver (who was substituted by Councillor Huxley).

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Albon proposed, Councillor Matterface seconded and Members agreed that the minutes of the meeting held on 17 January 2024 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 March 2024.

(a) **A01 R/TH/23/0156 - Land Adjacent to Salmestone Grange, Nash Road, Margate**

PROPOSAL: Application for the reserved matters of outline permission OL/TH/16/1765 "Outline application for residential development of up to 250 dwellings and alterations to the surrounding highway network, including details of Access with all other matters reserved" for the approval of appearance, landscaping, layout and scale.

Mr Iain Livingstone, Planning Applications Manager gave an update on conditions for the planning application as follows.

In reference to the Landscape masterplan, all conditions are updated with reference to Rev PO7.

For condition 6, this condition is updated to link the provision of cycle parking to the dwelling to which the cycle parking must be provided for i.e. an individual dwelling cannot be occupied until the cycle parking is provided for it.

Condition 9 - Provision of playspace is updated to require a phasing plan to be submitted outlining when the playspace must be provided in occupation - required to be agreed prior to occupation of any dwelling.

“The play space as identified on the open space plan numbered P21-2467_DE_14_V_01 shall be provided in accordance with the plan numbered 3041-APA-ZZXX-LA-L-1001 Rev P07 and The Landscape and Public Realm Strategy and made available for use in accordance with a phasing plan to be submitted to and approved in writing by the Local Planning Authority to identify at what point in occupation the play area will be provided by, which must be agreed prior to the occupation of any dwelling hereby approved.”

Condition 11 - addition of wording on provision of drop/off bays - specifically to require the parking to be in place at the earliest possible point:

11 Prior to the first occupation of any dwelling on Street 02 or Street 03 or the full removal of the parking on Manston Road as identified on plan 14-011-007 Rev C (of the outline permission) whichever is the earlier, the 12 school drop off spaces and the pedestrian route from the spaces along street 02 and 03 to the north east corner of the site shall be provided and available for use as shown on P21- 2467_DE_14_C_12 and thereafter maintained.

Thereafter the Chair opened the session for public speaking.

Mr Collins’s representative spoke on behalf of Mr Collins in favour of the application.

Mr Dickman spoke against the application.

Mr McGrath spoke against the application.

Mr Walker 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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered:

P21-2467_DE_15 Sheet 21 and P21-2467_DE_15 Sheet 22 Rev A received 27 June 2023

P21-2467_DE_09__05, P21-2467_DE_09_B_01,
P21 2467_DE_09_B_02, P21- 2467_DE_021__01,
P21-2467_DE_14_C_12, P21-2467_DE_14_E_06,
P21- 2467_DE_14_E_11, P21-2467_DE_14_E_13,
P21-2467_14_G_05, P21- 2467_DE_14_H_02,
P21-2467_DE_14_J_10, P21-2467_DE_15__32_BD,

P21- 2467_DE_15__33_BD, P21-2467_DE_15__34_WB,
 P21-2467_DE_15_A_13_BD, P21- 2467_DE_15_A_35_BD,
 P21-2467_DE_15_B_01_BD, P21-2467_DE_15_B_06_BD,
 P21- 2467_DE_15_B_07_BDH, P21-2467_DE_15_B_08_BDH,
 P21-2467_DE_15_B_09_BD, P21-2467_DE_15_B_11_WBH,
 P21-2467_DE_15_B_12_WB, P21- 2467_DE_15_B_14_BD,
 P21-2467_DE_15_B_15_WB, P21-2467_DE_15_B_16_WB,
 P21- 2467_DE_15_B_17_BD, P21-2467_DE_15_B_18_B,
 P21-2467_DE_15_B_20_WB, P21- 2467_DE_15_B_22_BD,
 P21-2467_DE_15_B_24_WB, P21-2467_DE_15_B_25_BD,
 P21- 2467_DE_15_B_26_B, P21-2467_DE_15_B_27_BD,
 P21-2467_DE_15_B_28_B, P21- 2467_DE_15_B_29_WBC,
 P21-2467_DE_15_B_30_WBHC, P21-2467_DE_15_C_19_BD,
 P21-2467_DE_15_C_31_WB, received 08 November 2023

BHNASHROAD.1/TK45 Rev P2 23 received November 2023

P21-2467_DE_14_C_22, P21-2467_DE_020_B_01,
 P21-2467_DE_20_B_03 and P21- 2467_DE_20_B_04
 received 05 December 2023

SL/BHNASHROAD-LD.2/LIGHT-01 Rev P3, 3041-APA-ZZ-XX-SK-L-0001
 Rev P01 and 3041-APA-ZZ-XX-DS-L-4100 Rev P05, LR1 Rev P3 (spine
 road) and LR2 Rev P3 (residential) received 14 December 2023

P21-2467_DE_020_C_02, P21-2467-DE-14__17,
 P21-2467_DE_15__36_BDH, P21-2467_DE_15__37_WBH
 received 15 January 2024

P21- 2467-DE-23_A_01 received 24 January 2024

3041-APA-ZZ-XX-LA-L-1001 Rev P06, 3041-APA-ZZ-XX-SK-L-0002 Rev
 P00.01 and P21-2467_DE_14_V_01 received 01 February 2024,
 P21-2467_DE_14_J_03 received 05 February 2024

BHNASHROAD.1/TK47 Rev P1 BHNASHROAD.1/TK46 Rev P2,
 BHNASHROAD.1/93 Rev P1 BHNASHROAD.1/94 Rev P1
 BHNASHROAD.1/95 Rev P1 BHNASHROAD.1/96 Rev P1
 BHNASHROAD.1/97 Rev P1 received 06 February 2024

GROUND:

To secure the proper development of the area.

2. 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.

3. Prior to the first occupation of any dwelling within the development hereby permitted, the vehicle parking spaces relating to that dwelling, including the garage, car port and adjacent visitor parking spaces, as shown on the approved plan numbered P21- 2467_DE_14_J_10 shall be provided and permanently retained.

GROUND:

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

4. The vehicle turning areas shall be carried out in accordance with drawing numbered P21-2467_DE_14_C_12. The relevant vehicle turning areas will be provided prior to the occupation of the associated dwellings.

GROUND:

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

5. Visibility and pedestrian visibility splays shall be provided to the access roads and parking areas in accordance with the submitted plan numbered BHNASHROAD.1/95 Rev P1 prior to the use of the respective access road/parking. The visibility splays shall thereafter be maintained.

GROUND:

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

6. Prior to the first occupation any dwelling within the development hereby permitted, the secure cycle parking facilities for that dwelling, as shown on approved drawing no. P21- 2467_DE_14_J_10 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.

7. Prior to the first occupation units 91-101 and 226-236 within the development hereby permitted, details of the proposed secure cycle parking facilities within the area shown on approved drawing no. P21-2467_DE_020_C_02 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 unless otherwise agreed 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.

8. 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.

9. The play space as identified on the open space plan numbered P21-2467_DE_14_V_01 shall be provided in accordance with the plan numbered 3041-APA-ZZ-XX-LA-L-1001 Rev P07 and The Landscape and Public Realm Strategy and made available for use prior to the first occupation of any dwelling hereby permitted.

GROUND:

To provide equipped play space in accordance with Policy GI04 of the Thanet Local Plan.

10. All hard and soft landscape works, including ecological enhancement features, shall be carried out in accordance with the submitted plan 3041-APA-ZZ-XX-LA-L-1001 Rev P07 and The Landscape and Public Realm Strategy. 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.

11. Prior to the first occupation of any dwelling on Street 02 or Street 03 or the full removal of the parking on Manston Road as identified on plan 14-011-007 Rev C (of the outline permission) whichever is the earlier, the 12 school drop off spaces and the pedestrian route from the spaces along street 02 and 03 to the north east corner of the site shall be provided and available for use as shown on P21- 2467_DE_14_C_12 and thereafter maintained.

GROUND:

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

12. Prior to the first occupation of any dwelling on Street 02, details of any road markings and signage relating to the 12 school drop off spaces shown on P21-2467_DE_14_C_12, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwellings on Street 02 and thereafter maintained.

GROUND:

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

13. Prior to the first occupation any dwelling within the flat blocks hereby permitted, the refuse storage facilities, as shown on approved drawing no. P21-2467_DE_020_C_02 shall be provided and thereafter maintained.

GROUND:

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

14. Prior to occupation of any dwelling on street 02, details (including a detailed site plan) of the footpath and any gate adjacent to the school boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The footpath and any gate shall be provided in accordance with the approved details concurrently with the landscaping of the area in question.

GROUND:

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

15. Prior to the commencement of development hereby approved details of the existing and proposed land levels within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

GROUND:

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

16. Prior to the commencement of development hereby approved a Stage 1 Road Safety Audit for the crossing on the link road shall be submitted to, and approved in writing by, the Local Planning Authority. Any recommendations of this report shall be implemented prior to the first operation of the crossing.

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.

17. Prior to the first occupation of the dwellings 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 SE05 of the Thanet Local Plan and the advice as contained within the NPPF.

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

The Chair adjourned the meeting at 8.43pm to give the Committee a short break.

Councillor Keen sought permission from the Chair to be excused from attending the rest of the meeting and thereafter left the Council Chamber.

The meeting resumed at 8:51pm.

(b) **A02 F/TH/23/1174 - 12 Queen Street, Ramsgate**

PROPOSAL: Change of use of first and second floors from 4-bed flat to 5-bed HMO together with installation of replacement of shop front (Part Retrospective).

Councillor Austin 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 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 Compulsory Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 1149 received 09 November 2023 and 1149-2 received 31 January 2024.

GROUND:

To secure the proper development of the area.

3. No more than five persons shall occupy the property as their principal or main residence at any one time.

GROUND:

In the interests of neighbouring amenity, in accordance with Policy QD02 and HO19 of the Thanet Local Plan.

4. Prior to the first occupation of the development, the refuse storage facilities, as shown on approved drawing no. 1149-2 received 31 January 2024 shall be provided and thereafter maintained.

GROUND:

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

5. Prior to the first occupation of the development, dry waste compactors and sink macerators, as confirmed in correspondence from the applicant's agent received 31 January 2024 shall be provided and thereafter maintained.

GROUND:

In the interests of visual amenity and the living amenity of the neighbouring property occupiers in accordance with policies QD02 and QD03 of the Thanet Local Plan and the National Planning Policy Framework.

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

(c) **A03 F/TH/23/0622 - 26 Ramsgate Road, Broadstairs**

PROPOSAL: Change of use from single dwelling residential to 9 bed House in Multiple Occupation (HMO).

Councillor K. Bright 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 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 Compulsory Purchase Act 2004).

2. The proposed development shall be carried out in accordance with the submitted application and the approved drawings numbered GA201 (received 22/08/23), GA203 (received 27/07/23), GA204 (received 27/07/23) and GA205 (received 27/07/23).

GROUND:

To secure the proper development of the area.

3. No more than nine persons shall occupy the property as their principal or main residence at any one time.

GROUND:

In the interests of neighbouring amenity, in accordance with Policy QD02 and HO19 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. GA201 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. Prior to the first occupation of the development, the vehicle parking space, as shown on approved drawing no. GA201 shall be provided and thereafter maintained.

GROUND:

To promote cycling as an alternative form of transport, in accordance with Policy TP06 and SP43 of the Thanet Local Plan.

6. The refuse storage facilities shall be provided prior to the first occupation of the units hereby approved as shown drawing numbered GA201 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.

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

(d) **A04 F/TH/23/1557 - Kennedy House and Trove Court, Newcastle Hill, Ramsgate**

PROPOSAL: Installation of external wall insulation, erection of roof screen, and replacement roof lining, together with alterations to windows, doors, existing balconies, and entrance.

It was proposed by Councillor Bayford and seconded by Councillor Rattigan:

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 Kennedy House 01102 Rev P01 received 07/12/2023, 05100 Rev P01, 05101 Rev P01, 05102 Rev P01, 05103 Rev P01, 05200 Rev P01, 05300 Rev P01, 05301 Rev P01 received 29/11/2023 and, Trove Court: 01102 Rev P01 received 07/12/2023,, 05100 Rev P01, 05101 Rev P01, 05102 Rev P01, 05103 Rev P01, 05200 Rev P01, 05300 Rev P01, 05301 Rev P01 received 29/11/2023.

GROUND:

To secure the proper development of the area.

3. Prior to the commencement of the development, a noise impact assessment shall be submitted to and approved by the Local Planning Authority. The scheme shall comply with guidance found in BS5228 - 1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

GROUND:

To protect the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

4. Prior to the commencement of construction activities, 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 include amongst other matters:

- a. Details of: hours of construction working; measures to control noise affecting nearby residents
- b. Wheel cleaning/chassis cleaning facilities including access and egress locations
- c. Dust control measures
- d. Lighting control measures
- e. Pollution incident control
- f. Arrangements for a direct and responsive site management contact for nearby occupiers during construction (signage on hoardings, newsletters, resident's liaison meetings, etc.)
- g. Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

The works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

GROUND:

To protect against harmful environmental impacts and the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

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

(e) **A05 F/TH/23/1562 - Harbour Towers, Hertford Street, Ramsgate**

PROPOSAL: Installation of external wall insulation, erection of roof screen, and replacement roof lining, together with alterations to windows, doors, existing balconies, and entrance.

It was proposed by Councillor Bayford and seconded by Councillor Rattigan:

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 05300 Rev P02, 05301 Rev P01, 01102 Rev P01, 05100 Rev P01, 05101 Rev P02, and 05200 Rev P01, received 26/11/2023.

GROUND:

To secure the proper development of the area.

3. Prior to the commencement of the development, a noise impact assessment shall be submitted to and approved by the Local Planning Authority. The scheme shall comply with guidance found in BS5228 - 1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites. Upon commencement of the development, work shall be carried out in accordance with the approved scheme.

GROUND:

To protect the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

4. Prior to the commencement of construction activities, 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 include amongst other matters.

Details of:

- hours of construction working; measures to control noise affecting nearby residents
- Wheel cleaning/chassis cleaning facilities including access and egress locations.
- Dust control measures
- Lighting control measures
- Pollution incident control
- Arrangements for a direct and responsive site management contact for nearby occupiers during construction (signage on hoardings, newsletters, resident's liaison meetings, etc.)
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

The works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

GROUND:

To protect against harmful environmental impacts and the amenities of residential and nearby occupiers, in accordance with the aims of Policy QD03 of the Thanet Local Plan and the guidance contained in the NPPF.

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

- (f) **A06 L/TH/23/1411 - Theatre Royal, Addington Street, Margate**

PROPOSAL: Application for listed building consent for repairs to the roof, parapets and chimney, together with the creation of new access hatch above seating area into the loft space.

It was proposed by Councillor Bayford and seconded by Councillor Rattigan:

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).

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

(g) **A07 F/TH/23/1468 - 91 Staner Court, Manston Road, Ramsgate**

PROPOSAL: Erection of balcony with access ramp following removal of existing balcony.

It was proposed by Councillor Bayford and seconded by Councillor Rattigan:

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 Compulsory Purchase Act 2004).

2. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 23/633/MG/PL01.

GROUND:

To secure the proper development of the area.

3. The external materials and external finishes to be used in the balcony slab and balustrade hereby approved shall be of the same colour, finish and texture as those on the existing property.

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 **CARRIED**.

Matters raised in the meeting related to procedural issues:

Councillors requested for a KCC Highways Officer to be in attendance at future Planning Committee meeting(s) to advise Councillors on the KCC process(es) of decision making related to highways recommendations on planning applications.

Councillors requested for a Councillor Briefing or Planning training on what the different Housing teams do and how Councillors could use those services.

Meeting concluded : 9.51 pm