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Planning Committee

Minutes of the meeting held on 17 April 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, Paul Moore, Rattigan, Rusiecki and Wing

In

Attendance: Councillors Bambridge, Smith and Yates

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Driver.

2. **DECLARATIONS OF INTEREST**

Councillors Bayford, Garner and Rusiecki declared a significant interest regarding Item 4B: 53 to 55 Albion Street, Broadstairs as they are members of Broadstairs Town Council (who are also the owners of the adjacent building to the application site), following contact made by the tenant of said building.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Moore proposed, Councillor Wing seconded and Members agreed that the minutes of the meeting held on 13 March 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 3 May 2024.

(a) **A01 R/TH/23/1032 - Land and Buildings on the North West Side of Shottendane Road, Margate**

PROPOSAL: Reserved matters application for the approval of layout, scale, landscaping and appearance for the erection of 138 dwellings (Phase 1) pursuant to outline permission OL/TH/20/0847 (Outline application for the erection of up to 450 residential dwellings) with highways infrastructure works, new public open space, public realm works, landscaping and associated works.

Ms Bale 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 development hereby approved shall be carried out in accordance with the submitted drawings: P103D, P104 D, P105 E, P106 C, P107 C, P112 C, P115 C, P123 D, P125 B, P130 C, P131 B, P132 D, P136 C, P138 C, P140 C, P142 D, P143 E, P144 A, P150 E, P151 F, P152 D, P153 D, CSA/6441/100/B/ C, CSA/6441/101/B/PHASE 1 C, CSA/6441/102/B/PHASE 1 C, CSA/6441/103/B/PHASE 1 C, CSA/6441/104/B/PHASE 1 C, CSA/6441/105/B/PHASE 1 C, CSA/6441/106/B/PHASE 1 C, CSA/6441/107/B/PHASE 1 B, P-350 P4, P-351 P2, 10749-259 P2, Phase 1 Drainage 45% CC and 10749-510 T3.

GROUND:

To secure the proper development of the area.

2. Prior to the first occupation of the relevant home hereby permitted, the access roads as shown on the submitted plan numbered P101U received 5th April 2024 shall be provided and made operational (unless otherwise agreed in writing through the Construction Management plan - condition 20 on OL/TH/20/0847).

GROUND:

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

3. Prior to the occupation of any relevant dwelling within the development hereby permitted, the vehicle parking space/s relating to that dwelling, including the unallocated or visitor parking spaces for use by that dwelling, as shown on the approved plan numbered 106C shall be provided and permanently retained.

GROUND:

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

4. Prior to the occupation of any relevant dwelling within the development hereby permitted, the visibility splays as shown on the approved plan numbered 44A received 5th April 2024 shall be provided for any access relating to that dwelling, including the sight lines from behind the Copenhagen crossings (or any relevant crossing as agreed with LPA in consultation with KCC) with no obstructions over 1.05 metres above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

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

5. Prior to the occupation of any relevant dwelling within the development hereby permitted approved, pedestrian visibility splays of 2 metres by 2

metres behind the footway on both sides of any access relating to that dwelling, with no obstructions over 0.6 metres above footway level, shall be provided and thereafter maintained.

GROUND:

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

6. Prior to the occupation of the relevant part of the development, the vehicle turning areas as shown on the approved plan numbered P101U received 5th April 2024 shall be provided for all parking and carriageways serving the relevant dwellings, and thereafter permanently retained.

GROUND:

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

7. Prior to above ground works hereby permitted, details of the electric vehicle charging points to be provided within the development as outlined on plan numbered P106C, including their type and design, shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be provided prior to the first occupation of the respective dwelling it serves and thereafter maintained.

GROUND:

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

8. Prior to the occupation of any relevant dwelling/unit within the development hereby permitted, the refuse storage facilities relating to that dwelling/unit shall be provided and thereafter maintained, including the refuse collection points, in accordance with the approved plans numbered P101U received 5th April 2024.

GROUND:

To safeguard the residential amenities of future occupiers in accordance with Policy QD03 of the Thanet Local Plan.

9. Prior to the first occupation of each respective dwelling house within the development hereby permitted, the secure cycle parking facilities, as shown on approved drawing numbered P106C 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 dwellings within plots 80-91, 116-126 and 127-138, details of the cycle storage facilities within the buildings,

including type of racking, shall be provided to and agreed in writing by the Local Planning Authority. The cycle storage as agreed shall therefore be provided prior to the occupation of the respective units to which they serve 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.

11. Prior to the first occupation of each block of self-contained flats, the doorstep play space/amenity area associated with that block shall be made available for use, as shown on plans numbered CSA/6441/106B. The play space/amenity area shall thereafter be maintained.

GROUND:

In order to provide a safe doorstep play area in accordance with Policies QD03 and GI04 of the Thanet Local Plan.

12. Prior to the construction of the external surfaces of the development hereby approved, samples of the materials to be used, as shown on plan numbered P103D, 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.

13. All new window and door openings shall be set within a reveal of not less than 60mm.

GROUND:

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

14. Prior to the installation of the windows and doors hereby approved, details and manufacturer's specification of the windows and doors 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:

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

15. All hard and soft landscape works, including ecological enhancement features, shall be carried out in accordance with the submitted plans CSA/6441/100 Rev C, CSA/6441/101 Rev C, CSA/6441/102 Rev C, CSA/6441/103 Rev C, CSA/6441/104 Rev C, CSA/6441/105 Rev C, CSA/6441/106 Rev C and CSA/6441/107 Rev B and the Landscape

Management Plan (dated July 2023). 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. 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, biodiversity enhancement and to adequately integrate the development into the environment in accordance with Policies SP30, QD02 and GI04 of the Thanet Local Plan.

16. The play space as identified on the plan numbered CSA/6441/107 Rev B shall be provided in accordance with the identified details and made available for use prior to the occupation of any of plots 100-138 of the development hereby approved.

GROUND:

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

17. Prior to the commencement of development hereby approved, a Stage 1 Road Safety Audit for the for the spine road and associated junctions, (Hartsdown Road right turn lane and Shottendane Road roundabout) to include the proposed Toucan crossing on the spine road and Copenhagen Crossings, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the agreed measures in consultation with the Local Planning Authority and any recommendations shall be implemented prior to the first operation of the highway.

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 National Planning Policy Framework.

18. Prior to the occupation of the 23rd dwelling hereby approved, the temporary bollards shown on plan 37E shall be installed, restricting vehicular access, and thereafter maintained throughout construction, unless replaced by the permanent bollards as approved.

GROUND:

In the interests of highway safety.

19. Prior to the occupation of either/any of plots 29, 30, 31, details of the precise location, design and method of use of the permanent bollards to be installed at the entrance to the emergency access from the spine road as shown on plan number P101U received 5th April 2024, shall be submitted to and approved in writing by the Local Planning Authority and the bollards shall be installed in accordance with the approved details, and thereafter maintained.

GROUND:

In the interests of highway safety.

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

Following this item, Councillors Bayford, Garner and Rusiecki excused themselves from the committee. Councillors Bayford and Rusiecki left the Council Chamber and Councillor Garner sat in the area reserved for Councillors speaking under Council Rule 20.1.

(e) **A02 F/TH/23/1449 - 53 to 55 Albion Street, Broadstairs**

PROPOSAL: Variation of condition 3 of planning permission F/TH/20/1060 for the "Change of use from Drinking Establishment (Sui Generis) to Drinking Establishment (Sui Generis) and Restaurant (Class E), together with erection of single storey rear extension to No. 53 Albion Street" to allow an extension of opening hours.

Mr Whitelook spoke in favour of the application.

Councillor Garner spoke under Council Rule 20.1.

Following the public speaking for this item, Councillor Garner left the Council Chamber.

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 01 received 03/11/23 and the premises noise management plan, contained in Appendix B of the submitted Noise Impact Assessment received 19/12/23.

GROUND:

To secure the proper development of the area.

2. The use of the premises hereby approved shall not be used other than between the hours of 07:00AM to 02:30AM Sunday to Thursday, and 07:00AM to 03:00am on Friday and 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.

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

Following the declared motion, Councillors Bayford, Garner and Rusiecki returned to the Council Chamber.

(h) **D08 F/TH/23/1475 - Land on the West Side of Tothill Street, Ramsgate**

PROPOSAL: Erection of 36no. dwellings, with vehicular access onto Tothill Street, and associated landscaping.

Mr Watson 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 to officers for approval, subject to the submission of a legal agreement within 6 months securing the required financial 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:

Site Layout 110222/FA/P2(B)/SL01 - Rev H
 Tothill St Access 8949-GA-001 Rev. P5
 Greenhill Gardens Access 8949-SK-002 Rev B
 Storey Heights Plan 110222/FA/P2(B)/SL02 - Rev D
 Dwelling Types Plan 110222/FA/P2(B)/SL03 - Rev D
 Tenure Plan 110222/FA/P2(B)/SL04 - Rev D
 Parking Plan 110222/FA/P2(B)/SL05 - Rev D
 Refuse Plan 110222/FA/P2(B)/SL06 - Rev D
 Materials Plan 110222/FA/P2(B)/SL08 - Rev D
 Boundary Treatment Plan 110222/FA/P2(B)/SL09 - Rev D
 M42(2)/M4(3) Plan 110222/FA/P2(B)/SL10 - Rev D
 Colour Site Layout 110222/FA/P2(B)/SL11 - Rev C
 Hard Landscaping Plan 110222/FA/P2(B)/SL12 Rev C

Street Scenes - Sheet 1 110222/FA/P2(B)/SS1 Rev B
 House Type BLA Elevations & Floor Plans 110222/BLA/FA/P2(B)/EP
 House Type BRC Elevations & Floor Plans 110222/BRC/FA/P2(B)/EP Rev A
 House Type BRC-HIPPED Elevations & Floor Plans 110222/BRC-H/FA/P2(B)/EP Rev C
 House Type BUR-HIPPED Elevations & Floor Plans 110222/BUR-H/FA/P2(B)/EP Rev D

House Type CUL Elevations & Floor Plans 110222/CUL/FA/P2(B)/EP
 House Type HAZ Elevations & Floor Plans 110222/HAZ/FA/P2(B)/EP
 House Type WYC Elevations & Floor Plans 110222/WYC/FA/P2(B)/EP
 House Type SH51 Elevations & Floor Plans 110222/SH51/FA/P2(B)/EP
 House Type SH52 Elevations & Floor Plans 110222/SH52/FA/P2(B)/EP Rev A
 House Type SH55 Elevations & Floor Plans 110222/SH55/FA/P2(B)/EP Rev A
 House Type M3/M1 Elevations & Floor Plans 110222/M3-M1/FA/P2(B)/EP
 Single Garage Elevations & Floor Plans 110222/SG/FA/P2(B)/EP
 Twin Garage Elevations & Floor Plans 110222/TG/FA/P2(B)/EP
 Planting plans: 6142-LLB-EA-E1-DR-L-0021-S4-P05, 6142-LLB-EB-E1-DR-L-0028-S4-P04,

6142-LLB-EB-E2-DR-L-0029-S4-P05, and 6142-LLB-XX-XX-Landscape Masterplan DR-L-0007-S4-P06

GROUND:

To secure the proper development of the area.

3. 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.

4. No drainage systems infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall 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.

5. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved 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.

6. Prior to the first occupation of the development hereby permitted, a verification report shall be submitted to, and approved in writing by, the Local Planning Authority, demonstrating that the ecological enhancement features detailed within Biodiversity Method Statement (Bakerwell; October 2023) have been installed.

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.

7. 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.

8. (i) Prior to the first occupation of the development hereby permitted, an Archaeological Post Excavation Assessment Report covering the investigations carried out within the development site shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall include an Updated Project Design and accompanying timetable for further analysis, publication and archive deposition of the findings of the archaeological investigations.
- (ii) The archaeological publication shall be produced in accordance with the programme and timetable set out in the report.

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.

9. No development shall take place until protective fencing has been erected around the archaeological exclusion zone (excluding the access point), in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The protective fencing shall be installed prior to the commencement of works on site, including site clearance, and shall remain in situ throughout the construction period.

GROUND:

To ensure that due regard is had to the preservation in situ of important archaeological remains. in accordance with Policy HE01 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

10. 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.

11. Development shall not begin in any phase 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 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 without increase to flood risk on or off-site. The design shall promote the use of infiltration SuDS and shall only dispose of surface water off-site for those parts of the site where infiltration presents an unacceptable risk to controlled waters. 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, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF.

12. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall 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 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.

13. The development hereby permitted shall be carried out in accordance with the construction management plan dated 8th November 2022.

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.

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

GROUND:

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

15. 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.

16. Prior to the first occupation of the development hereby permitted, the site access onto Tothill Street and associated improvements, along with the pedestrian uncontrolled crossing point, as shown on drawing numbered 8949-GA-001 Rev. P5, and the emergency access onto Greenhill Gardens, as shown on drawing numbered 8949-SK-002 Rev B (or amended as agreed in writing by the Local Planning Authority), shall be completed and made operational.

GROUND:

In the interests of highway safety.

17. Prior to the first occupation of the development here permitted, the improvements to the Tothill Street approach to the Minster Roundabout, as shown on drawing numbered 8949-GA-002 Rev. A (or amended as agreed in writing by the Local Planning Authority), shall be completed and made operational.

GROUND:

In the interests of highway safety.

18. Prior to the first occupation of the dwelling the following works between the dwelling and the adopted highway shall be complete
 - a. Footways and/or footpaths, with the exception of the wearing course;
 - b. Carriageways, with the exception of the wearing course but 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 NPPF.

19. 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.

20. 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.

21. 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.

22. 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:

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan 23 The windows to be provided in the eastern rear elevation roof slope of unit nos. 215- 231 hereby approved (as shown on plan numbered 110222/FA/P2(B)/SL01 Rev H) shall be provided and maintained with a cill height of not less than 1.7 metres above the finished internal floor level.

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.

23. No further roof alterations, extensions or openings, whether approved by Class 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 to unit nos. 215-231 (as shown on plan numbered 110222/FA/P2(B)/SL01 Rev H) 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**.

(i) **D09 F/TH/23/0945 - The Britannia, Fort Hill, Margate**

PROPOSAL: Change of use and conversion of public house into 4No. 3 bed flats, erection of part single and two storey rear extension together with external alterations to fenestration and roof.

Mr Stone spoke against the application.

Councillor Bambridge spoke under Council Rule 20.1.

Councillor Yates 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 to officers, for approval, subject to the submission of a signed unilateral undertaking within 6 months securing the SAMM contribution and 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 and the approved drawings numbered 2418/07b (received 14/02/24), 2418/08, 2418/09a (received 14/02/24), 2418/10, 2418/11a, 2418/12.

GROUND:

To secure the proper development of the area.

3. The external materials and external finishes to be used in the extensions 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 Policies QD02 and HE02 of the Thanet Local Plan.

4. The area shown on the approved plan numbered 2418/07b 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.

5. 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.

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

GROUND:

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

7. 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.

8. Prior to the first occupation of the development, the secure cycle parking facilities, as shown on approved drawing No 2418/07b 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.

9. Prior to the first occupation of the development hereby permitted the refuse storage areas shown on the approved plan shall be provided and thereafter retained.

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.

10. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include:
 - a. species, size and location of new trees, shrubs, hedges and grassed areas to be planted
 - b. the treatment proposed for all hard surfaced areas beyond the limits of the highway
 - c. walls, fences, other means of enclosure proposed shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

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

11. All hard and soft landscape works, 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.

12. 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.

13. Within 3 months of works commencing an ecological enhancement plan must be submitted to the Local Planning Authority for written approval. The plan must demonstrate that ecological enhancement features will be integrated into the buildings and within the site boundaries. The approved details will be implemented and thereafter retained.

GROUND:

To enhance biodiversity in accordance with policy SP30 of the Thanet Local Plan.

14. 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.

15. 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.

16. The extension 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.

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

Councillor Albon proposed, Councillor Bayford seconded that the application be refused on the ground that “The proposed development would result in the loss of a community facility without sufficient justification, and it is not considered that alternative local provision accessible to the local community is available to meet its day to day needs, with the harm not outweighed by any public benefits, contrary to Policy CM02 of the Thanet Local Plan”.

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

(c) **A03 L/TH/23/1080 - The Britannia, Fort Hill, Margate**

PROPOSAL: Application for listed building consent for conversion of former public house into 4No 3 bed flats erection of part single and two storey rear extension together with external alterations to fenestration and roof and internal alterations.

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

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. Prior to the installation of any external windows and doors, joinery details at an appropriate scale 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 HE03 and advice contained within the National Planning Policy Framework.

3. 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 HE03 of the Local Plan advice contained within the National Planning Policy Framework.

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

(d) **A04 F/TH/24/0203 - Joss Gap Road, Broadstairs**

PROPOSAL: Variation of condition 2 of planning permission F/TH/22/0494 for the "Formation of a footpath on the south side of Joss Gap Road between Convent Road and the existing shared pedestrian and cycle facility, together with the erection of a 2m high timber fence and planting" to allow realignment of pathway and alterations to landscaping (retrospective).

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

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 commenced before the 22nd September 2025.

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 1000007350-001-C-GA S73 Rev C received 23 February 2024.

GROUND:

To secure the proper development of the area.

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The approved planting shall be completed within the next planting season. 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.

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

(e) **A05 L/TH/24/0187 - East Pier Building, East Pier, Ramsgate**

PROPOSAL: Application for Listed Building Consent for the installation of replacement steel crittall windows.

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

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. Prior to the installation of the windows hereby approved, details of the specific designs to be used and colour 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 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 advice as contained within the National Planning Policy Framework.

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

(f) **R06 F/TH/23/1470 - 35 Marine Terrace, Margate**

PROPOSAL: Replacement of the existing shopfront and associated signage works, and proposed works to the first floor front elevation, which include the replacement of the existing windows with doors and the installation of glass handrails to create a balcony.

It was proposed by Councillor Albon and seconded Councillor Moore:

THAT the officer's recommendation be adopted, namely that the application be refused subject to the following reasons:

1. The replacement shopfront 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 significant 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 135, 203, 205, 206, and 208 of the National Planning Policy Framework and Thanet Local Plan Policies HE02 and QD02.
2. The first floor balcony to the front elevation, due to its height appears as an incongruous feature, that is unrelated and visually jars with adjoining balconies due to its unrelated height, detracting from the special character and significance of the Conservation Area as a designated heritage asset, resulting in significant harm which is not considered to be outweighed by any public benefits of the proposal. This development is therefore contrary to the aims of paragraphs 135, 203, 205, 206, and 208 of the National Planning Policy Framework and Thanet Local Plan Policies HE02 and QD02.

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

(g) **R07 A/TH/23/1471 - 35 Marine Terrace, Margate**

PROPOSAL: Erection and display of 1No internally illuminated fascia sign.

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

THAT the officer's recommendation be adopted, namely that the application be refused subject to the following reason:

1. The application site lies in the conservation area. The fascia advert, by virtue of its excessive depth, method of illumination and material, is considered inappropriate to the building and wider conservation area. The method of internal illumination and appearance of the fascia sign ultimately fails to preserve or enhance the character and appearance of the conservation area, and the locality. It is contrary to Policies QD06 and HE02 of the Local Plan and paragraphs 135 & 141 of the National Planning Policy Framework.

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

Meeting concluded: 10:06pm