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Planning Committee

Minutes of the meeting held on 22 May 2024 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In

Attendance: Councillor Smith

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Dennis and Councillor Rusiecki who was substituted by Councillor Wright.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING**

Councillor Moore proposed, Councillor Albon seconded and Councillors agreed that the minutes of the meeting held on 17 April 2024 be approved as a correct record.

4. **UPDATE FOR F/TH/23/1234 - 38 EFFINGHAM STREET, RAMSGATE**

PROPOSAL: Change of use from residential dwelling (Use Class C3) to 6-bed HMO (Use Class C4) together with bin store and cycle storage.

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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered P2010, P2011 and P2110, received 22 December 2023.

GROUND:

To secure the proper development of the area.

3. No more than six persons shall occupy the property as 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. The refuse storage facilities as specified upon the approved drawing numbered P2010 received 22 December 2023 shall be provided prior to the first occupation of the HMO 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.

5. Prior to the first occupation of the HMO hereby approved, the secure cycle parking facilities within the basement, as shown on approved drawing numbered P2010 received 22 December 2023, shall be provided and thereafter maintained.

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

5. **UPDATE FOR F/TH/23/1359 - DOMUS (FORMERLY PLOT 10 OF LAND ADJACENT TO CLIFFTOP), NORTH FORELAND AVENUE, BROADSTAIRS**

PROPOSAL: Erection of four storey 5 bed detached dwelling (part retrospective).

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

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

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

GROUND:

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

2. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 19-004-45E, 19-004-53, (received on the 3rd May 2024) and 47A and 49

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 DEFRA and Environment Agency document Model Procedures for the Management of Land Contamination (Contamination Report 11) and National Planning Policy Framework.

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

GROUND:

In the interests of highway safety.

5. The area shown on the approved plans for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND:

In the interests of highway safety.

6. Prior to the first occupation of the development hereby approved visibility splays of 2.4 by 25m shall be provided to the access on to North Foreland Avenue with no obstructions over 0.6m above carriageway level within the splays, which shall thereafter be maintained.

GROUND:

In the interests of highway safety.

7. 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.

8. Prior to the installation of any external lighting, full details of the external lighting, including their fittings, illumination levels and spread

of light shall be submitted to, and approved in writing by, the Local Planning Authority. The lighting installation shall then be carried out in accordance with the approved details.

GROUND:

To ensure that light pollution is minimised in the interest of the visual and residential amenities of the area, in accordance with Policies QD03 and SE08 of the Thanet Local Plan.

9. 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.

Ecological Enhancements

shall be submitted to, and approved in writing by, the Local Planning Authority. 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 SP30 and QD02 of the Thanet Local Plan.

10. The development hereby permitted shall be constructed to a high standard of energy efficiency to the equivalent of Level 4 of the Code for Sustainable Homes, unless otherwise agreed in writing with the Local Planning Authority.

GROUND:

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and have resilience to function in a changing climate, in accordance with Policy QD01 of the Thanet Local Plan.

11. The development hereby permitted shall be constructed in order to meet the required technical standard for water efficiency of 110 litres/person/day, thereby Part G2 Part 36 (2b) of Schedule 1 Regulation 36 to the Building Regulations 2010, as amended, applies.

GROUND:

Thanet is within a water stress area as identified by the Environment Agency, and therefore new developments will be expected to meet the water efficiency

optional requirement of 110 litres /person/day, in accordance with Policy QD04 of the Thanet Local Plan.

12. 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.

GROUND:

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

13. The first floor windows in the northern and southern elevations hereby approved shall be provided with non-opening obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and the second floor lounge window in the northern elevation shall be provided with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent. All windows shall be installed as detailed in this condition prior to first occupation of the development hereby permitted and permanently retained thereafter.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy QD03 of the Thanet Local Plan.

14. Prior to the occupation of the development hereby permitted the privacy screens shown on the approved plans 45C and 46E shall be installed and thereafter permanently retained.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

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

6. SCHEDULE OF PLANNING APPLICATIONS

The Chair informed Committee Members that any site visits would take place on the morning of 31 May 2024.

(a) **A01 FH/TH/23/1534 - 74 Stone Road, Broadstairs**

PROPOSAL: Erection of 1no. two storey side extension, 1no. single storey rear extension with balcony, following demolition of existing conservatory, 1no. side extension replacing existing garage, alterations to roof to include increase in ridge height, insertion of roof lights and formation of roof terrace, alterations to fenestration and materials, together with erection of pergola to

rear garden, formation of swimming pool, alterations to landscaping and erection of 2m high boundary treatments.

Mr Mullally spoke in favour of the application.

Dr Shepherdson 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 proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered GSL1.P.1.01 Rev 3H, GSL1.P.1.02 Rev 3I, GSL1.P.1.03 Rev 3I, GSL1.p.1.04 Rev 3I, GSL1.P.2.01 Rev 3H and GSL1. P.2.02 Rev 3G.

GROUND:

To secure the proper development of the area.

3. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; lighting control measures; pollution incident control and site contact details in case of complaints. The construction 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 safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

4. To assess and mitigate the impacts of development on significant archaeological remains:
 - a. Prior to any development works the applicant (or their agents or successors in title) shall secure and have reported a programme of archaeological field evaluation works, in accordance with a

- specification and written timetable which has been submitted to and approved by the local planning authority.
- b. Following completion of archaeological evaluation works, no development shall take place until the applicant or their agents or successors in title, has secured the implementation of any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the local planning authority.
 - c. The archaeological safeguarding measures, investigation and recording shall be carried out in accordance with the agreed specification and timetable.
 - d. Within 6 months of the completion of archaeological works a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Kent County Council's requirements and include:
 - i. a description and assessment of the results of all archaeological investigations that have been undertaken in that part (or parts) of the development;
 - ii. an Updated Project Design outlining measures to analyse and publish the findings of the archaeological investigations, together with an implementation strategy and timetable for the same;
 - iii. a scheme detailing the arrangements for providing and maintaining an archaeological site
 - iv. archive and its deposition following completion.
 - e. The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

GROUND:

To ensure that features of archaeological interest are properly examined and recorded in accordance with Local Plan policies and the National Planning Policy Framework.

5. The rating level of noise emitted from the proposed Air Source Heat Pump shall not exceed the background noise level 35dB at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014 + A1:2019.

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 and the advice contained within the National Planning Policy Framework.

6. The privacy screening to the upper terrace of the garden hereby approved shall be provided and shall be installed prior to first use of that terrace permanently retained thereafter.

GROUND:

To safeguard the residential amenities currently enjoyed by the occupiers of nearby residential properties in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the National Planning Policy Framework.

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

- (b) **A02 F/TH/23/0497 - Land Between 44 and 46 Monkton Road, Minster**

PROPOSAL: Erection of a detached, pitched roof, timber outbuilding (retrospective application).

Mr Elvidge spoke in favour of the application.

Ms Nairac spoke against 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 approved subject to the following conditions:

1. The outbuilding hereby permitted shall not be used other than for purposes ancillary to the residential use of the host dwelling, approved under planning permission F/TH/23/0497, or any subsequent Section 73 approval for minor material amendment(s) thereto.

GROUND:

In order that the Local Planning Authority may retain control over the development in the interests of residential amenities of the locality in accordance with the NPPF and policy QD03 of the Thanet Local Plan.

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

- (d) **A04 F/TH/24/0157 - Land at Vattenfall Port of Ramsgate, Royal Harbour Approach, Ramsgate**

PROPOSAL: Erection of a fixed boat landing platform.

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

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

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

GROUND:

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

2. The development hereby approved shall be carried out in accordance with the submitted drawings numbered 8151-RIC-XX-XX-DR-Z-1102 Rev P03,, 8151-RIC-XX-XX- DR-Z-1103 Rev P03 and, 8151-RIC-XX-XX-DR-Z-1104 Rev P02 received 19 February 2024.

GROUND:

To secure the proper development of the area.

3. The development hereby approved shall be carried out in accordance with the submitted Construction Environment Management Plan received 14 February 2024.

GROUND:

In order to protect the environment and safeguard protected species, in accordance with advice as contained within the NPPF.

4. No piling works in the construction of the development hereby approved shall be completed during the bird overwintering period (September to March inclusive).

GROUND:

In order to safeguard protected species that may be present, in accordance with advice as contained within the NPPF.

5. Soft start piling shall be used in accordance with the details included within the Construction Environmental Management Plan received 14 February 2024.

GROUND:

In order to protect the environment and safeguard protected species, in accordance with advice as contained within the NPPF.

6. Prior to works commencing on site, a pre-commencement breeding bird survey must be carried out by a qualified ecologist within the port and harbour area. If any breeding birds are present and are judged by the ecologist to be disturbed by the construction work, all works must cease until all observed young have fledged.

GROUND:

In order to safeguard protected species, in accordance with advice as contained within the NPPF.

7. A Marine Mammal Observer shall oversee the development in accordance with the details included within the Construction Environmental Management Plan received 14 February 2024.

GROUND:

In order to safeguard protected species, in accordance with advice as contained within the NPPF.

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

(i) **R09 FH/TH/24/0220 - 61 Ashburnham Road, Ramsgate**

PROPOSAL: Erection of a single storey rear extension following demolition of existing conservatory (Retrospective).

Miss Newman spoke in favour of the application.

Miss Pernot 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 refused subject to the following conditions:

1. The proposed rear extension, by virtue of its depth, height, and relationship with and proximity to the neighbouring dwelling, will result in an unacceptable loss of light and outlook and create an unacceptable sense of enclosure, to the detriment of the living conditions of the occupiers thereof, contrary to Policy QD03 of the Thanet Local Plan and paragraph 135 of the NPPF.

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

Councillor Matterface proposed and the Chair seconded that a site visit be carried out on the site of 61 Ashburnham Road, Ramsgate on 31 May 2024 and that the application return to Committee Members at the next Planning Committee meeting.

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

Following the result of this item, Councillor Moore excused himself from the Chamber.

(j) **R10 F/TH/23/1209 - Land East and West of Hengrove Farm, Shottendane Road, Margate**

PROPOSAL: Erection of a renewable energy generating solar farm (41.55 ha) together with substations, parts workshop, security measures, associated infrastructure together with landscaping.

Mr Mulvany 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 refused subject to the following conditions:

1. The proposed development by virtue of its location, scale, introduction of built form and proposed mitigation would result in substantial harm to the rural and unspoilt open character and distinctive landscape qualities of the countryside, which defines the role and character of the Central Thanet Undulating Chalk Farmland and Manston Chalk Plateau Landscape Character Areas. The identified benefits would not outweigh the harm to the landscape in this highly sensitive location and therefore the proposal does not constitute sustainable development, contrary to Policies SP24, SP26 and CC06 of the Thanet Local Plan, and Paragraph 180 of the National Planning Policy Framework.
2. The proposed development would fail to secure adequate mitigation/compensatory habitat to offset the loss of farmland bird habitat, resulting in significant harm to biodiversity, contrary to Thanet Local Plan Policy SP30 and Paragraph 186 of the National Planning Policy Framework.

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

Councillor Albon proposed and Councillor Matterface seconded that the application be deferred to officers for approval subject to safeguarding conditions and the submission of an acceptable unilateral undertaking to secure off-site mitigation of skylarks.

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

(c) **A03 F/TH/23/1332 - Garages Rear of 32 to 38 Linksfield Road, Westgate-on-Sea**

PROPOSAL: Erection of 9No garages following demolition of 5No existing garages.

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

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 LR001 Rev C and LR003 Rev B,, received 8 November 2023 and, LR004 Rev A received 2 April 2024.

GROUND:

To secure the proper development of the area.

3. No development related works (including demolition) shall take place and no equipment, machinery or materials shall be brought onto the site in connection with the development until a tree protection plan and arboricultural method statement produced in accordance with "BS 5837: 2012, "Trees in relation to design, demolition and construction - Recommendations" have been submitted to and approved by the local planning authority and the protection measures fully implemented.

GROUND:

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

4. 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.

5. All excavations within the existing spread of the trees to be retained shall be carried out manually; using only hand held tools and any roots exposed thereby shall be bridged over in the construction of the foundations.

GROUND:

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

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

- (e) **A05 F/TH/24/0136 - Pier Head Shelter, The Harbour, Broadstairs**

PROPOSAL: Change of use of land for the siting of tables and chairs to extend external seating area to the West elevation.

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

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 05, 06 and 08 received 8 February 2024 and, 07 received 6 March 2024.

GROUND:

To secure the proper development of the area.

3. The planter enclosure, hereby approved, shall be constructed to the same design as the existing planters, and be finished with matching dark stained cladding and glass screening, as shown on the approved drawings.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

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

(f) **A06 F/TH/24/0206 - Pier Head Shelter, The Harbour, Broadstairs**

PROPOSAL: Variation of condition 2 of planning consent F/TH/22/1638 Erection of single storey front, side and rear extensions to existing restaurant together with landscaping and seating areas to allow internal alterations including removal of internal stairs and erection of external stairs, alterations to fenestration.

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

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 20 April 2026.

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 05A and 07A received 23 February 2024, and 06B and 08B received 3 May 2024.

GROUND:

To secure the proper development of the area.

3. The external surfaces of the development, hereby permitted, shall be constructed using vertical and horizontal black cladding, concrete framed picture windows, and black aluminium framed glazing, as annotated on the Proposed Elevations drawing numbered 08B received 3 May 2024.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF.

4. Prior to the first use of the extension hereby approved 6 benches shall be installed on the north facing elevation of the building and 4 concrete benches shall be installed on the eastern (seaward facing) elevation, in the location shown on amended drawing numbered 06B received 3 May 2024. The benches installed shall thereafter be made available and maintained for public seating and flood mitigation purposes, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To enhance the public amenity space and limit flood risk, in accordance with Policies QD02 and CC01 of the Thanet Local Plan.

5. Prior to the first use of the extension hereby approved the cycle parking shown on drawing numbered 06B, to the northern elevation of the building, shall be provided and thereafter maintained for cycle parking.

GROUND:

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

6. Prior to the first use of the extension hereby approved the flood mitigation measures as set out in the submitted Extension Flood Risk Assessment (RMB Consultants) (Civil Engineering) Ltd December, dated 2022, shall be fully implemented.

GROUND:

To reduce any impact of flooding in accordance with Policy CC01 of the Thanet Local Plan and advice contained within the NPPF.

7. Prior to the first use of the enlarged internal seating area, hereby permitted, the staircase to be relocated shall be installed in the location shown on the approved drawings, and the staircase shall be constructed in black painted metal, as confirmed in correspondence from the Applicant's Agent received 2 May 2024, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan and the advice as contained within the NPPF, and to ensure access is maintained to the storage area in the roof.

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

(g) **A07 L/TH/24/0144 - 3 Margate Harbour Arm, Stone Pier, Margate**

PROPOSAL: Application for Listed Building Consent for the erection of timber open slatted fence to the front elevation measuring a total height of 2m on western boundary and narrower open slatted 2m timber fence to eastern boundary with cedar planters to base, together with installation of opening window to replace existing.

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

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 or replacement glazing, joinery details 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 HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

3. The fencing and hereby permitted shall be constructed using cedar timber in accordance with the drawing no. 103 received on 26th

February 2024 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 **CARRIED**.

(h) **A08 F/TH/24/0172 - 6 Clarendon Road, Margate**

PROPOSAL: Replacement of windows and doors, with double glazed timber sash and casement windows to front elevation and double-glazed timber and uPVC sash and casement windows to rear elevation together with replacement of skylight and rear timber door.

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

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 drawings numbered T1-6266 3 Rev C and the Proposed Window & Door Schedule drawing numbered T1-6266 5 Rev C received 11 April 2024.

GROUND:

To secure the proper development of the area.

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

Meeting concluded: 9:50pm