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Planning Committee

Minutes of the meeting held on 17 July 2024 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

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

In Attendance: Councillor Bambridge

1. **APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Dennis and Councillor Rattigan.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

3. **MINUTES OF PREVIOUS MEETING (19/07/24)**

Councillor Paul Moore proposed, Councillor Albon seconded and Councillors agreed that the minutes of the meeting held on 19 June 2024 be approved as a correct record.

4. **MINUTES OF PREVIOUS MEETING (26/06/24)**

Councillor Keen proposed, Councillor Paul Moore seconded and Councillors agreed that the minutes of the meeting held on 26 June 2024 be approved as a correct record.

5. **SCHEDULE OF PLANNING APPLICATIONS**

The Chair informed Committee Members that any site visits would take place on the morning of 9 August 2024.

(a) **A01 F/TH/23/1559 - Preston Caravan Site, Preston Road, Ramsgate**

PROPOSAL: Change of use of land to form an extension of existing caravan park to accommodate 110 caravans and associated parking, bin stores, hardscaping and landscaping.

Mr John Elvidge spoke in favour of the application.

Mr Graham Elliott spoke against the application.

Councillor Guy Wilson spoke on the behalf of Manston Parish Council.

Councillor Bambridge spoke under Council Procedure Rule 20.1.

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

THAT the officer's recommendation to approve the application be adopted for the following reasons:

- 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 permitted shall be carried out in accordance with the following approved plans drawing nos: 23.1768.PL003 Revision C (received 01/03/24), 23.1768.PL004 Revision A, 23.1768.PL005 Revision A, 23.1768.PL006, 23.1768.PL007 Revision A (received 15/02/24), 23.1768.PL011 (received 15/02/24) and Figure 06 Rev C.

GROUND:

To secure the proper development of the area.

- 3) The caravan holiday homes (static and touring) shall be occupied for holiday purposes only. No caravan (static or touring) shall be occupied as a person's sole or main place of residence.

GROUND:

To safeguard against permanent residential use of the units to ensure the continued availability of holiday accommodation in the area, in accordance with Thanet Local Plan E08.

- 4) The operators of the caravan park shall maintain an up-to date register of the names of all owners/ occupiers of individual caravan holiday homes (static and touring) on the site, and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

GROUND:

To safeguard against permanent residential use of the units to ensure the continued availability of holiday accommodation in the area, in accordance with Thanet Local Plan policy E01.

- 5) The area shown on the approved plan 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 each phase of the development 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.

- 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 first occupation of each phase of the development hereby permitted details the cycle parking as shown on the approved plans shall be provided and thereafter retained.

GROUND:

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

- 8) Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.
 - a) Routing of construction and delivery vehicles to / from site
 - b) Parking and turning areas for construction and delivery vehicles and site personnel
 - c) Timing of deliveries
 - d) Provision of wheel washing facilities
 - e) Temporary traffic management / signage

GROUND:

In the interests of highway safety and neighbouring amenity, in accordance with Policy QD03 of the Thanet Local Plan and the advice contained within the NPPF.

- 9) Prior to the first use of each phase of the development hereby approved, the Electric vehicle charging points (EVCP) as shown on the approved plans shall be provided. The EVCP shall be maintained and kept in good working order thereafter as specified by the manufacturer.

GROUND:

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

- 10) No development shall take place on each phase until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To protect the district's groundwater, and to ensure the development is served by satisfactory arrangements for the disposal of surface water, in accordance

with Policies SE04 and CC02 of the Thanet Local Plan and advice contained within the NPPF.

- 11) Prior to commencement of each phase of works (including site clearance), a construction ecological management plan (CEMP - biodiversity) will be submitted to and approved in writing by the Local Planning Authority. The CEMP - biodiversity will be based on the recommendations in section 11 of the Native Ecology (November 2023) Preliminary Ecological Appraisal report and include the following:
- a) Risk assessment of potentially damaging construction activities;
 - b) Identification of 'biodiversity protection zones';
 - c) Use of protective fences, exclusion barriers and warning signs.
 - d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction (may be provided as a set of species or habitat-specific method statements);
 - e) The location and timing of sensitive works to avoid harm to biodiversity features;
 - f) The times during construction when specialist ecologists need to be present on site to oversee works;
 - g) Details of any necessary protected species licences and reference to any other relevant documents e.g., Arboricultural Method Statement;
 - h) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
 - i) Responsible persons and lines of communication;
 - j) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person, and;
 - k) The approved CEMP - biodiversity will be adhered to and implemented throughout the construction period in accordance with the approved details.

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) Prior to commencement of each phase of works (including site clearance), an Ecological Design Strategy (EDS) will be submitted to, and approved in writing by, the Local Planning Authority. The EDS shall demonstrate (can be qualitatively following judgement by a suitably qualified ecologist) how the development will produce a biodiversity net gain. The EDS shall include the following:
- a) Purpose and conservation objectives for the proposed works;
 - b) Review of site potential and constraints;
 - c) Detailed design(s) and/or working method(s) to achieve stated objectives;
 - d) Extent and location/area of proposed works on appropriate scale maps and plans;
 - e) Type and source of materials to be used where appropriate, e.g. native species of local provenance;

- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) Persons responsible for implementing the works;
- h) Details of initial aftercare and long-term maintenance (including management prescriptions for achieving aims and objectives, and a work schedule capable of being rolled forwards); and
- i) Details for monitoring and remedial measures.
- j) The EDS shall be implemented in accordance with the approved details and all features shall be retained thereafter.

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.

When put to the vote the motion was **LOST**.

The committee paused debate to enable officers to draft some wording for a new motion and the meeting was resumed.

Councillor Garner proposed and Councillor Matterface seconded the motion to REFUSE the planning application A01 F/TH/23/1559 - Preston Caravan Site, Preston Road, Ramsgate. The grounds for REFUSAL were as follows, that:

1. The proposal, by virtue of its location and scale, would result in the loss of countryside and harm the characteristics of the Landscape Character Area, which are not outweighed by the economic, social or environmental benefits of the proposed development. The application is, therefore, contrary to Policies SP24, SP26 and QD02 of the Thanet Local Plan 2020 and paragraphs 135 and 180 of the National Planning Policy Framework.
2. The proposed development would result in the irreversible loss of best and most versatile agricultural land. The proposal has failed to demonstrate that the benefits of the proposal would outweigh the harm arising from the loss of agricultural land. The proposal would therefore be contrary to Policy E16 of the Thanet Local Plan and paragraph 180 of the National Planning Policy Framework.

When put to the vote the motion for refusal was **AGREED**.

(b) **A02 F/TH/23/1599 - 23 Seven Stones Drive, Broadstairs**

PROPOSAL: Erection of 1 No two storey 4-bed detached dwelling together with associated access, parking, landscaping and 1 no. single storey outbuilding to rear boundary.

Mr Niku Banaie spoke in favour of the application.

Mr Darrynn Garrett spoke against the application.

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

THAT the officer's recommendation to approve the application be adopted for the following reasons:

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 documentation entitled 'Preliminary Ecological Appraisal' received on 5th December 2023, and the submitted revised plans nos. 000, 0201, 1200, 1201, 1202, 1203, 1204, 2200, 2201, 2202, 2203, 2204, 3000, 3001 and 3002 received on 1st May 2024

GROUND:

To secure the proper development of the area.

3. The area shown on the approved plan numbered 0201b received on 1st May 2024 for vehicle parking, 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

4. Prior to the occupation of the development hereby permitted, secure cycle parking facilities for 4no. bikes shall be provided within the site 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 construction of the external surfaces of the development hereby approved; 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 plans numbered 1204, 2200, 2201, 2202, 2203, 2204 received on 1st May 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

6. 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.

7. Prior to the installation of the windows and doors hereby approved, design details including colour and texture 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

8. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include o species, size and location of new trees, shrubs, hedges and grassed areas to be planted, o the treatment proposed for all hard surfaced areas beyond the limits of the highway, o walls, fences, other means of enclosure proposed, o ecological enhancements to be provided within the site including native landscapes; shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

9. 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

10. No development shall take place until a precautionary bird and hedgehog mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy must provide the following information a) Site plan showing the areas of suitable bird and hedgehog habitat to be removed and retained within the development site b) Methodology to clear the vegetation c) Time of year to carry out the works d) Details of how the retained habitat will be managed. All works must be carried out in accordance with the approved mitigation strategy.

GROUND:

In order to safeguard protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and advice as contained within the NPPF.

11. 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.

12. The windows to be provided in the southern elevation of the development hereby approved shall be provided and maintained with a cill height of not less than 2.3 metres above the finished internal floor level at ground floor level and not less than 2m above the finished internal floor level at first 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.

13. The flat grass roof area of the single storey development projecting from the rear of the two storey development shall not be used as a roof terrace, 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.

Prior to the first use of the roof terrace area on the front elevation hereby permitted, privacy screening of a minimum height of 2m shall be installed along the southern and northern edges for a distance of 2.4m , as shown on the approved plans numbered 2200 and 2201 received on 1st May 2024, and thereafter maintained.

GROUND:

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

15. Prior to the installation of the brown metal gates to the front boundary hereby approved, manufacturers details including how they operate and their overall design and finish 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 and highway safety in accordance with Policy QD02 of the Thanet Local Plan

- 16 Prior to the first occupation of the development hereby permitted, boundary fencing measuring 2m in height from ground level, as shown on the approved plan numbered 0201 received on 1st May 2024, shall be installed along the southern and northern boundaries of the site, and thereafter maintained.

GROUND:

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

The committee paused debate while the Planning Applications Manager and Chair consulted after which the Planning Applications Manager drafted the new condition 17 which was added and then the meeting resumed.

During the debate Councillors expressed concerns with regard to the access to the roof garden space. Following consultation with officers, the Chair proposed and the Vice Chair seconded an addition to the original motion of the following addition of condition 17.

"Prior to the occupation of the dwelling hereby approved, details of the form of physical delineation to be provided between the green roof area of the single storey rear extension, and the garden, shall be submitted to, and approved in writing by, the Local Planning Authority. The structure / boundary treatment to form the delineation shall be installed in accordance with the approved details prior to the first occupation of the development, and therefore maintained.

GROUND:

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

When put to the vote the amended motion was **AGREED**.

The meeting was adjourned at 21:07.

Councillor Paul Moore requested to be excused from proceedings and left the meeting.

The meeting resumed at 21:16.

(c) **A03 F/TH/24/0583 - Land Between 44 and 46 Monkton Road, Minster**

This item was withdrawn from the agenda, and was moved to the Planning Committee meeting, to be held on 21 August 2024.

(d) **A04 FH/TH/23/1578 - 99 Botany Road, Broadstairs**

PROPOSAL: Erection of a single storey side and rear extensions together with alterations to roof from hipped to gable to facilitate loft conversion and alterations to fenestration.

Mr Ivan del Renzio spoke in favour of the application.

Ms Amanda Taylor spoke against the application.

The Chair proposed and Vice Chair seconded that the committee agree the officer recommendation that:

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 drawing numbered 545/LOC-001.A received on 12th December 2023 and amended plans 545-A-PLN-200F and 545-A-PLN-201C received on 10th June 2024.

GROUND:

To secure the proper development of the area.

3. Prior to the construction of the external surfaces of the development hereby approved; a sample of the timber cladding 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 plan 545-A-PLN-200F received on 10th June 2014 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

4. The existing 2m high boundary treatment along the southern / south western boundary of the approved inner courtyard shall be retained and thereafter maintained.

GROUND:

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

5. The flat roof area above the kitchen / dining area to the rear of the development, beyond the first floor rear balconette, shall not be used as a roof terrace, 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.

6. The 1 no. high level rooflight on the south western roof plane and the 1 no. high level rooflight on the north eastern roof plane hereby approved shall be provided and maintained with obscured glass to a minimum level of obscurity to conform to Pilkington Glass level 4 or equivalent and shall be installed prior to first occupation of the development hereby permitted and 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.

After some debate, the Chair proposed, the Vice Chair seconded and the Planning Committee **AGREED** that the motion be withdrawn.

Thereafter, Councillor Keen proposed and Councillor Albon seconded that a site visit be conducted on Friday, at 9:30am on 9 August 2024.

When put to the vote the motion for a site visit was **AGREED**.

- (e) **A05 A/TH/24/0448 - Visitor Information Point, Victoria Parade, Broadstairs**

PROPOSAL: Erection and display of 2No. feather flags

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

THAT the officer's recommendation to approve the application be adopted for the following reasons:

1. The development shall be carried out in accordance with the submitted location and block plan numbered BIK-P01_F received 1 July 2024.

GROUND:

To secure the proper development of the area.

2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

5. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

6. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

GROUND:

In pursuance with Schedule 1, Regulation 2(1) of the Town and Country Planning (Control of Advertisement) Regulations 2007.

When put to the vote the motion was **AGREED**.

- (f) **D06 F/TH/24/0260 - St Laurence in Thanet Junior Academy, Newington Road, Ramsgate**

PROPOSAL: Extension and alteration to car park.

It was proposed by Cllr Keen and seconded by Cllr Albon:

THAT the application be deferred for approval subject to review by the Secretary of State and the following safeguarded 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 AC22243-ABS-XX-XX-DR-C5100 Rev P07 received 05 June 2024, and Tree Protection Plan received 13 June 2024.

GROUND:

To secure the proper development of the area.

3. Prior to the first use of the development hereby approved, full details of both hard and soft landscape works, to include o species, size and location of new trees, shrubs, hedges and grassed areas to be planted, o the treatment proposed for all hard surfaced areas beyond the limits of the highway, o walls, fences, other means of enclosure proposed, o ecological enhancements to be provided within the site shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

4. 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

5. 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.

6. 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.

When put to the vote the motion was **AGREED**.

Councillor Rusiecki requested to be excused from proceedings and left the meeting at 21:43.

(g) **D07 F/TH/23/1689 - Land East of Haine Road, Ramsgate**

PROPOSAL: Erection of 30No 3-bed and 10No 4-bed dwellings with associated landscaping and parking, and access onto Manston Road.

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

THAT the officer recommendation was that the application be deferred and delegated to officers for approval, subject to the submission of a signed legal agreement securing the heads of terms set out within this report within 6 months and the following conditions, that:

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: 23104 - C101 B Coloured Site Plan 24.5.24 23104 - C102 A Coloured Street Scenes 24.5.24 23102 - P101 D Site Plan 231129 24.5.24 23102 - P102 C Cycle Storage Plan 24.5.24 23103 - P103 B Refuse Plan 24.5.24 23103 - P104 B Parking Plan 24.5.24 23104 - P105 B Accessible Units Plan 24.5.24 23104 - P106 B Street Elevations and Sections AA-BB-CC 24.5.24 23104 - P110 House Types HT42 20.12.23 23104 - P111 A House Types HT32 - HT40 24.5.24 23105 - P112 House Types HT31 20.12.23 23105 - P113 House Types HT31 20.12.23 23105 - P114 B House Types HT46 24.5.24 23105 - P116 B House Types HT46 24.5.24 DO0359 - 002 N Hardworks MP - 2 of 4 19.6.24 DO0359 - 003 N Hardworks MP - 3 of 4 19.6.24 DO0359 - 006 N Softworks MP - 2 of 4 19.6.24 DO0359 - 007 N Softworks MP - 3 of 4 19.6.24.

GROUND:

To secure the proper development of the area.

3. Prior to the construction of any dwelling hereby approved, details of a detailed sustainable surface water drainage scheme for the site shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Drainage Design Statement Prepared by WSP dated June 2021 and 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 within the curtilage of the site without increase to flood risk on or off-site. 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.

4. No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report for that phase, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate the suitable modelled operation of the drainage system where the system constructed is different to that approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

GROUND:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding, in accordance with Policy CC02 of the Thanet Local Plan and advice contained within the NPPF

5. Prior to the construction of any dwelling hereby approved, details of the means of foul drainage shall be 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.

6. Prior to and during construction the ecological mitigation within the Landscape and Ecology Management Plan (Ecology Solutions; January 2024) shall be implemented as detailed. If works have not commenced within 2 years of the date of the report, a review, and if necessary, update of the mitigation within the Landscape and Ecology Management Plan, shall be carried out and the updated details submitted to and approved in writing by the Local Planning Authority.

GROUND:

In order to safeguard protected species that may be present, in accordance with Policy SP30 of the Thanet Local Plan and advice as contained within the NPPF.

7. The area shown on the approved plan numbered 23102/P104B 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.

8. Prior to the first occupation of each dwelling, the secure cycle parking facilities associated with that dwelling, as shown on approved drawing no. 23102/P102C, 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 construction of any dwelling hereby approved, 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.

10. Prior to the first use of the site hereby permitted, the vehicular access and associated vehicle crossing point onto the highway, as shown on the

approved plan numbered P101 Rev D should be completed and made operational.

GROUND:

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

11. Prior to the first occupation of the 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.

12. Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works, to include o species, size and location of new trees, shrubs, hedges and grassed areas to be planted, o the treatment proposed for all hard surfaced areas beyond the limits of the highway, o walls, fences, other means of enclosure proposed, o ecological enhancements to be provided within the site , to include integrated bird, bat and insect bricks shall be submitted to, and approved in writing by, the Local Planning Authority.

GROUND:

In the interests of the visual amenities of the area and to make a positive contribution to biodiversity, in accordance with Policies QD02 and SP30 of the Thanet Local Plan, and the advice as contained within the NPPF.

13. 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.

14. 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

15. 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

16. The development hereby permitted shall be carried out in accordance with the mitigation measures as set out within the noise impact assessment (Sharps Redmore) dated December 2023.

GROUND:

In the interests of amenity for future occupiers of the development, in accordance with Policies SE06 and QD02 of the Thanet Local Plan.

17. Prior to the commencement of development hereby permitted, details of a scheme for protecting external amenity spaces (gardens, patios, larger balconies, roof gardens and terraces) from nearby industrial/commercial/airport noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that, upon completion of the development, good acoustic design will be used to achieve the lowest practicable rating levels in external amenity spaces. Development shall be carried out in accordance with the approved details.

GROUND:

In the interests of residential amenity in accordance with Policy SE06 of the Thanet Local Plan.

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

THAT the application be deferred and delegated for approval, subject to the submission of a signed legal agreement securing the heads of terms set out within the report within 6 months and safeguarding conditions (including the additional condition covered in the point of information - Condition 18).

“Prior to the occupation of plot 14 on the approved site layout plan, details of the proposed boundary treatment of the property shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be installed as approved in advance of occupation of the dwelling.

GROUND:

To protect the living conditions of future occupiers, in accordance with Policy QD03 of the Thanet Local Plan.”

When put to the vote the motion was **AGREED**.

Meeting concluded: 10.05 pm