

Thanet District Council

Notification of Grant of Permission to Develop Land
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
Order 2015



To:

F/TH/21/0189

c/o: Mr David Dorman
Dorman Drawing and Design
9 Frances Gardens
Ramsgate
CT11 8AF

TAKE NOTICE that **THANET DISTRICT COUNCIL**, the District Planning Authority under the Town and Country Planning Acts, has **granted permission** for:

PROPOSAL: **Erection of 2 storey building for provision of groundsman store with Parish Council Offices above together with provision of covered cycle stands, following demolition of existing building**

LOCATION: **John Spanton Sports Pavilion, St Mildreds Road, RAMSGATE, Minster, Kent, CT12 4DE,**

In coming to this decision regard has been had to the following policies:
Thanet Local Plan Policies:

- SP24 Development in the Countryside**
- SP26 Landscape Character Areas**
- SP32 Open Space and Allotments**
- SP44 Accessible Locations**
- CM01 New Community Facilities**
- QD02 General Design Principles**
- QD03 Living Conditions**
- TP06 Car Parking**
- TP03 Cycling**

The application was processed having regards to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the Council will work with applicants in a positive, creative and proactive manner to seek solutions to those problems.

The permission is SUBJECT TO the conditions specified hereunder:

- 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 MPC-P02, MPC-P03, and MPC-P04, received 19 February 2021.

GROUND:

To secure the proper development of the area.

- 3 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.

- 4 The development hereby permitted shall be constructed using bricks and roof tiles to match the colour and finish of those on the existing Sports Pavilion building, with the use of black feather edge timber cladding for the dormer cheeks, in accordance with plan numbered MPC-P03, received 19 February 2020.

GROUND:

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

- 5 The windows to be installed within the dormers shall be dark framed in keeping with the roof colour, and the windows to be installed within the southern elevation shall be white framed to match those in the existing Sports Pavilion.

GROUND:

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

- 6 The first floor of the development hereby permitted shall be occupied by Minster Parish Council for the purposes of community related functions and activities, and at no time shall the first floor be used by any other occupier or for any other function.

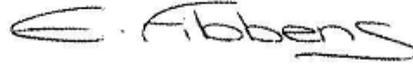
GROUND:

To provide a community facility that limits the impact upon the countryside, adjacent green open space, and highway amenity, in accordance with Policies SP24, SP32, and SP44.

Dated: 15 April 2021

Thanet District Council
PO Box 9
Cecil Street
Margate
Kent CT9 1XZ

Signed

A handwritten signature in black ink, appearing to read 'E. Fibbens', written in a cursive style.

Emma Fibbens
Chartered Planner