

# **PLANNING COMMITTEE MINUTES**

**MONDAY 4<sup>th</sup> April 2016**

**Present:**

Cllrs. Dexter (Chairman), Moore, D. Saunders, M Saunders (as substitute) and Taylor-Smith.

Ex-Officio: Cllrs. Binks (Town Mayor) and Shaw (Deputy Mayor)

Member for Nomination: Cllr. J. Bayford

Administrator: Christine Chappell

Broadstairs Society Chairman, Peter Such and Broadstairs Society Planning Secretary, Peter Lorenzo

Members of the Public: Mrs Katrina Morris and Mr Ivan Morris

**Minutes marked \* require a resolution from the Town Council**

**373 APOLOGIES FOR ABSENCE**

Cllr. Leys.

**374 DECLARATIONS OF INTEREST**

None declared.

**375 MINUTES**

RESOLVED to receive and approve the minutes of the meeting held on Monday 29<sup>th</sup> February 2016 by a majority. Cllr. M. Saunders abstained as she was not in attendance.

**376 CORRESPONDENCE**

Cllr. D. Saunders advised that application 15/1064 – 101 High Street, Broadstairs has been amended. The rear balconies have been removed, as this was the major concern of the residents of Pierremont Avenue, the Officer has been advised that this application could now be determined under delegated authority.

Cllr. Dexter advised members that due to planning applications now being available electronically, the District Council will be phasing out sending paper copies of plans to Town and Parish Councils over the next month.

**377 CHAIRMAN'S REPORT**

None.

**378 PLANNING COMMITTEE MEMBERS**

RESOLVED to accept the resignation of Cllr. Parsons from the Committee and to elect Cllr. J. Bayford onto the committee for the meetings leading up to the Annual Council Meeting in May 2016.

**379 NEIGHBOURHOOD PLAN BUSINESS**

Cllr. Dexter updated the committee on the Housing Needs Survey analysis and the progress of the Neighbourhood Plan framework. He advised that the Neighbourhood Plan Sub-Committee members had been asked to send their suggestions for the vision for Broadstairs and St. Peter's to the Town Clerk.

The next meeting of the Neighbourhood Plan Sub-Committee is on Wednesday 13<sup>th</sup> April at 7 p.m. in the Council Chamber.

### **380 AMENDMENT TO PLANNING APPLICATION 15/1045 – 2 OCEAN VIEW, BROADSTAIRS CT10 1TP**

Cllr. Dexter gave a brief background on the planning applications and amendments submitted for this site from November 2014 to the present day.

*In accordance with Standing Orders 48b and 68 Mrs Katrina Morris addressed the committee speaking against amended application 15/1045/DS – 2 Ocean View, Broadstairs CT10 1TP.*

**RESOLVED** that application be dealt with as detailed below:

The Committee recommends **refusal** of the applications listed below **with the following concern(s)**:

15/1045/DS	2 Ocean View, Broadstairs CT10 1TP Concerns: Out of keeping; not compatible with the street scene; detrimental to the neighbourhood; substantial extension in both size and mass; not in accordance with section 10.3 of the Broadstairs and St. Peter's Town Design Statement. Condition 2 of approved planning application 14/0786 to be complied with. (Majority)
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### **381 PLANNING APPLICATIONS**

**RESOLVED** that applications be dealt with as detailed below:

**No Comment** was made on the following applications: (Unanimous)

16/0025/DS	65 Stone Road, Broadstairs CT10 1EB
16/0062/DS	15 Bay View Road, Broadstairs CT10 2EA
16/0202/GS	Canterbury Bell, 479 Margate Road, Broadstairs
16/0216/DF	31 St. Mildred's Avenue, Broadstairs CT10 2BX
16/0236/EF	Land adjacent 28 Princess Anne Road, Broadstairs
16/0268/DF	98 Botany Road, Broadstairs CT10 3SE
KCC/TH/0041/2016	Bromstone Primary School, Rumfields Road, Broadstairs CT10 2PW
KCC/TH/0042/2016	Bromstone Primary School, Rumfields Road, Broadstairs CT10 2PW
16/0116/DF	4 Chandos Square, Broadstairs CT10 1QW
16/0183/DS	22 Prince Andrew Road, Broadstairs CT10 3HD
16/0230/JS	47 Grange Road, Broadstairs CT10 3ER
16/0292/GR	37 Stanley Road, Broadstairs CT10 1DA
16/0296/IW	Asda Stores Ltd, Westwood Road, Broadstairs CT10 2NR
16/0301/DS	76 Westover Road, Broadstairs CT10 3EX
A/16/0258/DF	Marks and Spencer, 1 Westwood Cross, Margate Road, Broadstairs CT10 2BF
16/0311/DF	Chiquitos, 51 Westwood Cross, Margate Road, Broadstairs CT10 5GR
16/0150/IW	69 Fitzroy Avenue, Broadstairs CT10 3LT
16/0277/DS	58 Pierremont Avenue, Broadstairs CT10 1NL
16/0284/IW	Kingsgate Newsagents, Parwood, George Hill Road, Broadstairs CT10 1NL
16/0331/JS	22 St. Mildred's Avenue, Broadstairs CT10 2BX

16/0332/JS	30 Sea View Road, Broadstairs CT10 1BX
A/16/0337/DS	Sycamore Stores, 165 Northwood Road, Broadstairs CT10 2LS
16/0336/DS	Sycamore Stores, 165 Northwood Road, Broadstairs CT10 2LS
16/0348/DF	2 Waldron Road, Broadstairs CT10 1TB
16/0326/JS	158 High Street, Broadstairs CT10 1JB
16/0360/DF	78 Kingsgate Avenue, Broadstairs CT10 3LW
16/0361/JS	27A Green Lane, Broadstairs CT10 2RR
16/0362/JS	55 Lindenthorpe Road, Broadstairs C10 1BQ
A/16/0366/DS	3 Lloyd Road, Broadstairs CT10 1HY
16/0379/GR	3 Broadstairs Retail Park, Margate Road, Broadstairs CT10 2QW
16/0315/IW	171 Westwood Road, Broadstairs CT10 2NR
16/0397/IW	Land on the South side of 95 High Street, Broadstairs

### **382 WORKS TO TREES IN CONSERVATION AREAS / TREE PRESERVATION ORDERS/ HEDGEROW REMOVAL APPLICATIONS**

(i) **Resolved** unanimously that the following applications be subject to inspection by the Arboricultural Officer at TDC and with Town Council recommendations as follows:

- Healthy trees are retained wherever possible.
- Only diseased or dying trees to be felled and only subject to a suitable replacement being planted. Where trees are being felled because of overcrowding, thinning rather than removal of all trees should be considered wherever possible.
- Remedial tree works i.e. Crown lift / Crown thin / Height reduction etc, to be kept to a maximum of 20%.
- Works required for structural reasons i.e. impact of root damage to foundations and drains be recognised.
- It is a criminal offence under the Wildlife and Countryside Act to disturb nesting birds. Tree works should not be permitted to take place during the main nesting period from mid-March until August. Birds can nest in any month of the year. There should be conditions requiring the applicant to check for nesting birds before undertaking works to trees, and if birds are found to be nesting, for works to be postponed until nesting is complete. If birds present on the site are of high conservation concern ('red list' or 'amber list' birds), permission for the works should be refused unless there are overwhelming reasons for it to be given.

TH/16/0298	21 The Paddocks, Broadstairs CT10 3AJ
TPO/TH/16/0320	22 Rhodes Gardens, Broadstairs CT10 1BU

### **383 PROPOSED FORWARD AGENDA ITEMS AND ANY OTHER BUSINESS**

Planning Training:

Members advised of the training opportunity being offered by KALC in Faversham on Thursday 12 May 2016.

Administrator to contact Emily Kennedy at Thanet District Council to ask if Town Councillors can attend the Advanced Planning Training sessions on Wednesday 13 April 2016.

Phasing out of the delivery of paper plans from the District Council to the Town Council:

Administrator to contact Iain Livingstone, Thanet District Council Planning Applications Manager and express Councillor concerns at the withdrawal when access to documents via the internet based planning portal is inconsistent.

Provision of reliable Wi-Fi access and a laptop in the Council Chamber for use during meetings:

Administrator to discuss with Town Clerk.

Meeting closed at 7.55 p.m.  
Administrator