

**PLANNING COMMITTEE
MINUTES**

MONDAY 13th June 2016

Present:

Cllrs. J. Bayford, Buckley, Dexter, D. Saunders, and M. Saunders as substitute.
Ex-Officio: Cllrs. Shaw (Town Mayor) and Taylor-Smith (Deputy Mayor)
Planning Clerk: Christine Chappell

Minutes marked * require a resolution from the Town Council

46 ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

RESOLVED unanimously that Cllr. Dexter be elected as Chairman and although not present at the meeting Cllr. Binks be elected as Vice-Chairman of the Committee.

47 APOLOGIES FOR ABSENCE

Cllrs. Binks and Moore.

48 DECLARATIONS OF INTEREST

None declared.

49 MINUTES

RESOLVED to receive and approve the minutes of the meeting held on Monday 9th May 2016.

50 CORRESPONDENCE

NOTED that all the correspondence had been circulated by email.
NOTED that the correspondence received in relation to amended application 16/0555/DS – 18 Hildersham Close, Broadstairs CT10 2XD would be considered later in the meeting.

51 CHAIRMAN'S REPORT

None.

52 NEIGHBOURHOOD PLAN BUSINESS

Neighbourhood Plan: No Update.

NOTED that the next meeting of the Neighbourhood Plan Sub-Committee is Thursday 16th June 2016 at 4:00p.m. in the Council Chamber.

53 PLANNING APPLICATIONS

RESOLVED that applications be dealt with as detailed below:

- (i) The Committee recommends **Refusal** of the application listed below **with the following concern(s)**:

16/0742/JS

75 Dumpton Park Drive, Broadstairs CT10 1RH
Concerns: Overbearing proportion of the dormers in relation to the rest of the property; poor elevation design; poor roof design
(Majority)

- (ii) The Committee recommends **No Objection with concern(s)** of the application listed below **with the following concern(s)**:

16/0580/DS 37 St. Peter's Road, Broadstairs CT10 2AP
Concerns: Parking of vehicles on a narrow private road;
Condition of any approval that no trading is allowed to take place.
(Unanimous)

- (iii) The Committee recommends **No Objection** of the application listed below:
(Unanimous)

16/0677/JS 1 Oscar Road, Broadstairs CT10 1QJ

- (iv) The Committee DEFERRED a decision on the application listed below until the Planning Committee meeting on 4th July 2016 for the following reasons:

A/16/0548/RB 1 Dundonald Road, Broadstairs CT10 1RH
Reasons: Documentation incomplete.
On receipt of information about the four signs being applied for, the application will be considered at the next Planning Committee meeting.
(Unanimous)

- (v) Following an overview of the planning application and decision history at 18 Hildersham Close, Broadstairs CT10 2XD and consideration of correspondence received:

The Committee recommends **Refusal** of the amendment published on the 16th May 2016 on Thanet District Council Planning Portal to application:

16/0555/DS 18 Hildersham Close, Broadstairs CT10 2XD **due to the following concerns:**
Concerns: Unacceptable terracing effect; neighbours loss of light; loss of amenities; overbearing on number 19; detrimental to the street scene; detrimental to the pattern of surrounding development and the character and appearance of the area contrary to policy D1 of the Local Plan; the proposed 0.5m boundary clearance is unacceptable.
(Unanimous)

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

16/0385/DF 34 Cliffside Drive, Broadstairs CT10 1RX
A/16/0501/DF 2 Westwood Cross, Margate Road, Broadstairs
16/0477/DF 17A St. Peter's Park Road, Broadstairs CT10 2BG
16/0516/DF 47 Lanthorne Road, Broadstairs CT10 3NA
16/0642/DS 52 Fairfield Road, Broadstairs CT10 2JX
16/0542/GR Silent Gliss Ltd, Unit 1, Pyramid Business Park,
Poorhole Lane, Broadstairs CT10 2PT
16/0537/DF 2 Dalmaney Close, Broadstairs CT10 1HS
16/0632/EF Unit B3, East Kent Retail Park, Westwood Road, Broadstairs
CT10 2RQ

16/0638/GR	Land adjacent 2 Linden Avenue, Broadstairs CT10 1HR
16/0663/RB	Old School Rooms, Church Road, Broadstairs CT10 1EZ
A/16/0666/JS	156 High Street, Broadstairs CT10 1DR
16/0668/RB	14 Eastern Esplanade, Broadstairs CT10 1DR
16/0685/RB	Land adjacent 191 Ramsgate Road, Broadstairs CT10 1HR
16/0684/DF	20 Masons Rise, Broadstairs CT10 1AY
16/0692/RB	Broadstairs Sailing Club, 10 Harbour Street, Broadstairs CT10 1EU
16/0661/JS	29 Kingsgate Avenue, Broadstairs CT10 3QP
16/0687/DF	21 Carlton Avenue, Broadstairs CT10 1AG
16/0715/JS	23 Luton Avenue, Broadstairs CT10 2DH
16/0635/DS	47 Westover Road, Broadstairs CT10 3EX
16/0713/DF	65 Carlton Avenue, Broadstairs CT10 1BA
16/0734/DF	14 Parkwood Close, Broadstairs CT10 2XN

54 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.

TCA/16/0714/DF 2 Alderney Gardens, Broadstairs CT10 2TN

55 PROPOSED FORWARD AGENDA ITEMS

NOTED that Any Other Business is to be added to future agendas

NOTED that the development of the draft Neighbourhood Plan and draft Local Plan is continuing and Members can feed their suggestions into this process.

NOTED that Kent Association for Local Councils (KALC) has an afternoon Planning Workshop as part of the Councillors' Conference taking place on Thursday 7th July 2016 at the Orchards Venue, East Malling.

Next Meeting is Monday 4th July 2016.

**56 PLANNING APPLICATION 16/0555/DS – 18 HILDERSHAM CLOSE,
BROADSTAIRS CT10 2XD**

This additional agenda item is minuted above under Planning Applications.

Meeting closed at 8.23 p.m.
Planning Clerk