

**PLANNING COMMITTEE  
MINUTES**

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

**Present:**

Cllrs. J. Bayford, Binks, Buckley, Dexter, Matterface as substitute, D. Saunders, and M. Saunders as substitute.

Ex-Officio: Cllr. Shaw (Town Mayor)

Planning Clerk: Christine Chappell

Members of the Public

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

**86 APOLOGIES FOR ABSENCE**

Cllrs. Moore and Taylor-Smith.

**87 DECLARATIONS OF INTEREST**

None declared.

**88 MINUTES**

RESOLVED to RECEIVE and APPROVE the minutes of the meeting held on Monday 13<sup>th</sup> June 2016.

RECEIVED the unconfirmed Minutes of the Neighbourhood Planning Sub-Committee meeting held on Thursday 16<sup>th</sup> June 2016.

**89 CORRESPONDENCE**

NOTED that all the correspondence had been circulated by email.

NOTED that three planning appeals had been advised by Thanet District Council Planning Services.

OL/15/0788/CA – Westwood Lodge, Poorhole Lane, Broadstairs CT10 2PP

Appeal start date 14<sup>th</sup> June 2016. Closing date for additional comments 19<sup>th</sup> July 2016

15/0503//EF – 165 Northwood Road, Broadstairs CT10 2LS

Appeal start date 23<sup>rd</sup> June 2016. Closing date for additional comments 28<sup>th</sup> July 2016.

16/0454/JS Flat 1, 9 Chandos Square, Broadstairs CT10 1QN

Appeal start date 22<sup>nd</sup> June 2016. Closing date for additional comments.

**90 CHAIRMAN'S REPORT**

None.

**91 NEIGHBOURHOOD PLAN BUSINESS**

Neighbourhood Plan: Update

NOTED minutes of Neighbourhood Plan Sub-Committee Meeting held on Thursday 16<sup>th</sup> June had been circulated to Planning Committee members.

Cllr. Binks advised Sub-Committee had discussed strategic routes and vistas to be preserved, these would be on agenda again for next sub-committee meeting.

NOTED that each of the three towns had received a grant of £25,000 as part of the Destination Management Plan. Business Plans will need to be in place by the end of the summer for which views will be sought.

NOTED that the date set for the next Sub-Committee meeting, Thursday 14<sup>th</sup> July, clashes with a Thanet District Council pre meeting and Full Council meeting, which may affect attendance of Committee members. AGREED that Cllr. Binks would look into revising date.

## **92 PLANNING APPLICATION 16/0651/DS – 15 Seacroft Road, Broadstairs CT10 1TL**

Cllr. Dexter gave an overview of the previous planning application.

*In accordance with Standing Orders 3e, 3f and 3g, Mr Weeks addressed the committee speaking against application 16/0651/DS – 15 Seacroft Road, Broadstairs CT10 1TL*

*In accordance with Standing Orders 3e, 3f and 3g, Mrs Esses addressed the committee speaking for application 16/0651/DS – 15 Seacroft Road, Broadstairs CT10 1TL*

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

The Committee recommends that as Mrs Esses and Mr Weeks are both in agreement that the proposed 1m extension be built at the rear rather than the front of the property, the Thanet District Council Planning Officer is contacted to discuss a way forward.

The Committee has no objection to the to the 1m extension being built at the rear.  
(Unanimous)

All members of the public left the meeting.

## **93 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)**:

16/0735/EF                      27 Northdown Road, Broadstairs CT10 2UW  
Concerns: Unacceptable back garden development; not in accordance with conditions 2 and 3 of granted permission 08/0634; no access shown on drawings; room sizes are not suitable for human habitation.  
(Unanimous)

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

16/0657/RB                      9 Park Avenue, Broadstairs CT10 2YL  
Concerns: Protection of trees.  
(Unanimous)

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

16/0645/GR                      Perrys Vauxhall Garage, 107-109 Westwood Road,  
Broadstairs CT10 2NP

Ref. Min 53 (iv) of 2016-2017

A/16/0548/RD                      1 Dundonald Road, Broadstairs CT10 1RH

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

16/0671/DF                      21 Cumberland Avenue, Broadstairs CT10 1HU  
A/16/0726/RB                      Westwood Cross Shopping Centre, Margate Road, Broadstairs  
16/0746/RB                      5 Ramsgate Road, Broadstairs CT10 1QQ  
16/0741/DF                      3 Oaklands Avenue, Broadstairs CT10 2SQ  
16/0766/JS                      29 Colburn Road, Broadstairs CT10 1SQ  
16/0765/DF                      40 Bromstone Road, Broadstairs CT10 2HT  
16/0780/GR                      2 and 3 St. Marys Road, Broadstairs CT10 1LX  
16/0781/RB                      98-100 Albion Road, Broadstairs CT10 2UT  
16/0802/JS                      31 St. Mildreds Avenue, Broadstairs CT10 2BX  
L/16/0544/GR                      25 Callis Court Road, Broadstairs CT10 3AG  
16/0581/GR                      The Viking Guest House, West Cliff Avenue, Broadstairs  
CT10 2BF  
16/0717/EF                      East Northdown Farm Garden Nursery, George Hill Road,  
Broadstairs CT9 3TS  
16/0759/LH                      Land rear of Orchard House, 17 Church Street, Broadstairs  
CT10 2TT  
16/0818/DF                      4 Caroline Crescent, Broadstairs CT10 2XB

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

- (i) RESOLVED unanimously to recommend **Refusal** of the following application with the following concerns:

TPO/16/0793/DF                      Blandings, Woodland Way, Broadstairs CT10 3QD  
Concerns: Felling of healthy trees unless accompanied by a  
surveyor's structural report.

- (ii) **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.

TPO/TH/16/0269/DF	26 Whiteness Green, Broadstairs CT10 3JS
TPO/16/0725/DF	3 Seafield Road, Broadstairs CT10 2DD
16/0881/DF	4 Woodland Way, Broadstairs CT10 3QD
TCA/TH/16/0846/DF	17 Rectory Road, Broadstairs CT10 1HG

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

None.

Next Meeting is Monday 1<sup>st</sup> August 2016.

Meeting closed at 7.45p.m.  
Planning Clerk